

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

117 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,750,000 & \$2,950,000

Median sale price

Median price \$2,142,500 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	62 Belmore Rd BALWYN 3103	\$2,840,000	19/10/2024
2	16 Ferdinand Av BALWYN NORTH 3104	\$2,850,000	21/09/2024
3	21 Tormey St BALWYN NORTH 3104	\$2,805,000	03/08/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/12/2024 14:15

Jodi Longmore-Scott

9842 1188

0408 126 215

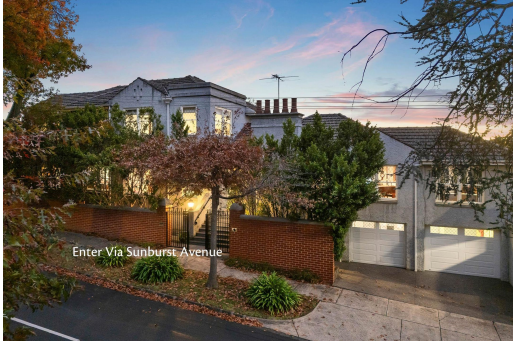
jlongmorescott@woodards.com.au

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

September quarter 2024: \$2,142,500



4 3 3

Property Type: House

Agent Comments

Comparable Properties



62 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,840,000

Method: Sold Before Auction

Date: 19/10/2024

Property Type: House (Res)

Land Size: 603 sqm approx



16 Ferdinand Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,850,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 982 sqm approx



21 Tormey St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 5

Price: \$2,805,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 910 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799