## 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

7 Dunstan Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,025,000	Pro	operty Type	Hous	se		Suburb	Balwyn North
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	231 Doncaster Rd BALWYN NORTH 3104	\$2,120,000	15/05/2021
2	264 Balwyn Rd BALWYN NORTH 3104	\$2,000,000	15/03/2021
3	46 Ellsa St BALWYN NORTH 3104	\$2,203,000	06/02/2021

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:

01/06/2021 12:36









Property Type: House Land Size: 946sqm sqm approx Agent Comments

**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** March quarter 2021: \$2,025,000

# **Comparable Properties**



231 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,120,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 819 sqm approx



264 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments





Price: \$2,000,000 Method: Sold Before Auction Date: 15/03/2021 Property Type: House (Res)

46 Ellsa St BALWYN NORTH 3104 (REI)



Agent Comments



Price: \$2,203,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res) Land Size: 766 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.