### 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

2/223 Balwyn Road, Balwyn North Vic 3104

#### Indicative selling price

For the	meaning	of this	price	see consumer.vic.gov.au/underquoting	1
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Single price \$800,000

#### Median sale price

Median price	\$980,000	Pro	perty Type Unit	t		Suburb	Balwyn North
Period - From	01/04/2020	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	4/12 Raynes St BALWYN 3103	\$825,000	28/03/2021
2	1/23 Aylmer St BALWYN NORTH 3104	\$805,000	09/03/2021
3	1/176 Doncaster Rd BALWYN NORTH 3104	\$770,000	09/12/2020

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:

19/04/2021 17:38



# RT Edgar





**Property Type:** Unit Agent Comments

Indicative Selling Price \$800,000 Median Unit Price Year ending March 2021: \$980,000

## **Comparable Properties**



4/12 Raynes St BALWYN 3103 (REI)



Price: \$825,000 Method: Auction Sale Date: 28/03/2021

Property Type: Unit

Agent Comments

1/23 Aylmer St BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$805,000 Method: Sale Date: 09/03/2021 Property Type: Flat/Unit/Apartment (Res)



1/176 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

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Price: \$770,000 Method: Sold Before Auction Date: 09/12/2020 Property Type: Unit Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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.