

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$800,000

### Median sale price

Median price \$980,000

Property Type Unit

Suburb Balwyn North

Period - From 01/04/2020

to 31/03/2021

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	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



**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)**

**Agent Comments**



**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 28/03/2021  
**Property Type:** Unit



**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)**

**Agent Comments**



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