## 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

1/13 Greythorn Road, Balwyn North Vic 3104

## Indicative selling price

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Single price \$1,320,000

#### Median sale price

Median price	\$958,000	Property Type Unit		t		Suburb	Balwyn North
Period - From	01/07/2020	to	30/06/2021	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.

Add	dress of comparable property	Price	Date of sale
1	1/388 Belmore Rd MONT ALBERT NORTH 3129	\$1,310,000	08/05/2021
2	1/246 Belmore Rd BALWYN 3103	\$1,300,000	27/05/2021
3	2/2 Lemon Rd BALWYN NORTH 3104	\$1,250,000	15/06/2021

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:

08/08/2021 21:02









Rooms: 2 Property Type: Agent Comments Brand new! Indicative Selling Price \$1,320,000 Median Unit Price Year ending June 2021: \$958,000

# **Comparable Properties**





1/388 Belmore Rd MONT ALBERT NORTH 3129 (REI)



Price: \$1,310,000 Method: Auction Sale Date: 08/05/2021 Property Type: Townhouse (Res)

1/246 Belmore Rd BALWYN 3103 (REI)

Agent Comments

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 27/05/2021 Property Type: Townhouse (Single) Land Size: 191 sqm approx



2/2 Lemon Rd BALWYN NORTH 3104 (VG)

Agent Comments

Price: \$1,250,000 Method: Sale Date: 15/06/2021 Property Type: Flat/Unit/Apartment (Res)

#### Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997

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