

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

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

Single price

\$1,320,000

Median sale price

Median price

\$958,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/07/2020

to

30/06/2021

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	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)**

Agent Comments



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



1/246 Belmore Rd BALWYN 3103 (REI)

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)

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