

## 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

2/5 Corhampton Road, Balwyn North

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$ 755,000

**Median sale price**Median price 

\$790,000

Property type 

Unit

Suburb 

Balwyn North

Period - From 

April 2022

to

July 2022

Source 

REIV

**Comparable property sales**

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 2/5 Hatfield Street, Balwyn North	\$ 790,000	14/05/2022
2 1/68 Aylmer Street, Balwyn North	\$ 903,000	13/3/2022
3 1/178 Doncaster Road, Balwyn North	\$ 698,999	25/02/2022

This Statement of Information was prepared on: 

14/09/2022

## Comparable properties



**\$790,000**

2/5 Hatfield Street, Balwyn North, Victoria

DATE: 14/05/2022

PROPERTY TYPE: UNIT

 2   
  1  
 1   
 sqm



**\$903,000**

1/68 Aylmer Street, Balwyn North, Victoria

DATE: 13/03/2022

PROPERTY TYPE: UNIT

 2   
  1  
 1   
 sqm



**\$698,999**

1/178 Doncaster Road, Balwyn North, Victoria

DATE: 25/02/2022

PROPERTY TYPE: UNIT

 2   
  1  
 1   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee