

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

2/53 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Balwyn North

Period - From 01/07/2021

to

30/09/2021

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	1/55 Bulleen Rd BALWYN NORTH 3104	\$1,215,000	03/07/2021
2	2/59 Westbrook St KEW EAST 3102	\$1,323,000	18/09/2021
3	2B Irymple Av KEW EAST 3102	\$1,330,000	16/08/2021

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:

11/11/2021 11:36



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

September quarter 2021: \$1,300,000

Comparable Properties



1/55 Bulleen Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

Price: \$1,215,000

Method: Auction Sale

Date: 03/07/2021

Rooms: 5

Property Type: House (Res)

Land Size: 386 sqm approx



2/59 Westbrook St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,323,000

Method: Auction Sale

Date: 18/09/2021

Property Type: Unit

Land Size: 290 sqm approx



2B Irymple Av KEW EAST 3102 (REI)

Agent Comments

3 1 2

Price: \$1,330,000

Method: Private Sale

Date: 16/08/2021

Property Type: House

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017