

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

12A Leicester Street, Balwyn North

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,395,000

Median sale priceMedian price

\$2,448,000

Property type

House

Suburb

Balwyn North

Period - From

April 2024

to

June 2024

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. 145 Greythorn Road, Balwyn North	\$ 1,683,000	17/06/2024
2. 14 Koonung Street, Balwyn North	\$ 1,700,000	01/05/2024
3. 173 Doncaster Road, Balwyn North	\$ 1,700,000	30/04/2024

This Statement of Information was prepared on:

7/10/2024

Comparable properties



\$ 1,683,000

145 Greythorn Road, Balwyn North, Victoria

DATE: 17/06/2024

PROPERTY TYPE: HOUSE

 3  1
 1  767 sqm



\$ 1,700,000

14 Koonung Street, Balwyn North, Victoria

DATE: 01/05/2024

PROPERTY TYPE: HOUSE

 4  2
 1  741 sqm



\$ 1,700,000

173 Doncaster Road, Balwyn North, Victoria

DATE: 30/04/2024

PROPERTY TYPE: HOUSE

 1  1
  730 sqm x

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21 days on market



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