

# 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

117 Doncaster Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,245,000

### Median sale price

Median price \$2,448,000 Property Type House Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 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	35 Panoramic Rd BALWYN NORTH 3104	\$2,961,000	22/06/2024
2	40 Jacka St BALWYN NORTH 3104	\$3,100,000	24/04/2024
3	9 Metung St BALWYN 3103	\$3,020,000	06/03/2024

**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:

25/07/2024 14:42

Jodi Longmore-Scott

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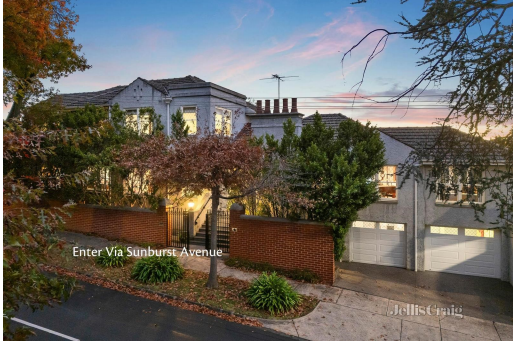
jlongmorescott@woodards.com.au

**Indicative Selling Price**

\$2,950,000 - \$3,245,000

**Median House Price**

June quarter 2024: \$2,448,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**35 Panoramic Rd BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$2,961,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



**40 Jacka St BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$3,100,000

**Method:** Sold Before Auction

**Date:** 24/04/2024

**Property Type:** House (Res)

**Land Size:** 996 sqm approx

**9 Metung St BALWYN 3103 (REI/VG)** Agent Comments



**Price:** \$3,020,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 672 sqm approx