

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

2/2 LEMON ROAD BALWYN NORTH VIC 3104

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

3/5 LEICESTER STREET BALWYN NORTH VIC 3104	\$1,368,888	16-Sep-24
1/68 SEVERN STREET BALWYN NORTH VIC 3104	\$1,330,000	25-Nov-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



**3/5 LEICESTER STREET BALWYN
NORTH VIC 3104**

 3  2  2

Sold Price **\$1,368,888** Sold Date **16-Sep-24**

Distance **0.34km**



**1/68 SEVERN STREET BALWYN
NORTH VIC 3104**

 3  2  1

Sold Price **\$1,330,000** Sold Date **25-Nov-24**

Distance **2.85km**

RS = Recent sale

UN = Undisclosed Sale

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