Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	2/367 Balwyn Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,688,000

Median sale price*

Median price \$1,160,00	00 Pr	operty Type Un	t	Suburb	Balwyn North
Period - From 01/10/201	19 to	01/04/2020	Sour	ce 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

Address of comparable property		Price	Date of sale
1	1/367 Balwyn Rd BALWYN NORTH 3104	\$1,800,000	25/01/2020
2	3a Parkview PI DONCASTER 3108	\$1,700,000	14/03/2020
3	3/21 Kenny St BALWYN NORTH 3104	\$1,540,000	01/02/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2020 14:21





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> **Indicative Selling Price** \$1,688,000 **Median Unit Price ***

01/10/2019 - 01/04/2020: \$1,160,000 * Agent calculated median







Property Type: Townhouse (Res) Land Size: 242 sqm approx

Agent Comments

Comparable Properties

1/367 Balwyn Rd BALWYN NORTH 3104 (VG)

Price: \$1,800,000 Method: Sale Date: 25/01/2020

Property Type: Strata Unit/Flat

Agent Comments



3a Parkview PI DONCASTER 3108 (REI)



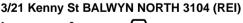


Price: \$1,700,000 Method: Auction Sale Date: 14/03/2020

Rooms: 11

Property Type: House (Res) Land Size: 382 sqm approx

Agent Comments









Price: \$1,540,000 Method: Auction Sale Date: 01/02/2020

Property Type: Townhouse (Res)

Agent Comments



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