

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

2/367 Balwyn Road, Balwyn North Vic 3104

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

\$1,160,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/10/2019

to

01/04/2020

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	1/367 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 comparable properties 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



4 3 2

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

Agent Comments

Comparable Properties

1/367 Balwyn Rd BALWYN NORTH 3104 (VG)

Agent Comments

4 - -

Price: \$1,800,000

Method: Sale

Date: 25/01/2020

Property Type: Strata Unit/Flat



3a Parkview PI DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 11

Property Type: House (Res)

Land Size: 382 sqm approx



3/21 Kenny St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,540,000

Method: Auction Sale

Date: 01/02/2020

Property Type: Townhouse (Res)