

# 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

|   |
|---|
| 1/23a Greythorn 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 

|             |
|-------------|
| \$1,650,000 |
|-------------|

 & 

|             |
|-------------|
| \$1,800,000 |
|-------------|

### Median sale price

Median price 

|             |
|-------------|
| \$1,601,000 |
|-------------|

 Property Type 

|           |
|-----------|
| Townhouse |
|-----------|

 Suburb 

|              |
|--------------|
| Balwyn North |
|--------------|

Period - From 

|            |
|------------|
| 05/07/2022 |
|------------|

 to 

|            |
|------------|
| 04/07/2023 |
|------------|

 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 | 205 Balwyn Rd BALWYN NORTH 3104          | \$1,869,000 | 15/04/2023   |
| 2 | 47 Finlayson St DONCASTER 3108           | \$1,775,000 | 22/03/2023   |
| 3 | 3/58 Belgravia Av MONT ALBERT NORTH 3129 | \$1,706,000 | 01/07/2023   |

**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: 

|                  |
|------------------|
| 05/07/2023 09:53 |
|------------------|