

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

1/4 Ailsa Court, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,696,000 Property Type Townhouse Suburb Balwyn North

Period - From 18/10/2022 to 17/10/2023 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	3/226 Belmore Rd BALWYN 3103	\$1,570,000	23/09/2023
2	1/2a Lynne Ct BALWYN NORTH 3104	\$1,550,500	29/07/2023
3	4/1 Gardenia Rd BALWYN NORTH 3104	\$1,288,000	20/05/2023

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: 18/10/2023 16:37



 3  2  2

Property Type: Townhouse
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
18/10/2022 - 17/10/2023: \$1,696,000

Comparable Properties



3/226 Belmore Rd BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,570,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)
Land Size: 209 sqm approx



1/2a Lynne Ct BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,550,500
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)



4/1 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,288,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888