

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 Lynton 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 \$2,368,000 Property Type House Suburb Balwyn North

Period - From 19/10/2022 to 18/10/2023 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	59 Greythorn Rd BALWYN NORTH 3104	\$1,448,000	15/09/2023
2	2 Jocelyn Av BALWYN NORTH 3104	\$1,428,888	12/05/2023
3	91 Winfield Rd BALWYN NORTH 3104	\$1,400,000	27/05/2023

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: 19/10/2023 11:45



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
19/10/2022 - 18/10/2023: \$2,368,000

Comparable Properties



59 Greythorn Rd BALWYN NORTH 3104 (REI) Agent Comments

3 1 2

Price: \$1,448,000
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 752 sqm approx



2 Jocelyn Av BALWYN NORTH 3104 (VG) Agent Comments

3 - -

Price: \$1,428,888
Method: Sale
Date: 12/05/2023
Property Type: House (Res)
Land Size: 671 sqm approx



91 Winfield Rd BALWYN NORTH 3104 (REI/VG) Agent Comments

3 1 2

Price: \$1,400,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 695 sqm approx