

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

10A Ashby Court, Balwyn North Vic 3104

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2024 to 31/03/2024 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	5/2 Dale St DEEPDENE 3103	\$1,070,000	04/06/2024
2	2/10 Oswin St KEW EAST 3102	\$1,026,500	23/03/2024
3	2/2 Hughes St BALWYN NORTH 3104	\$941,600	20/05/2024

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:

11/06/2024 14:33



Rooms: 5
Property Type: Unit
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000 **Median**
Unit Price
March quarter 2024: \$1,050,000

Comparable Properties



5/2 Dale St DEEPDENE 3103 (REI)

Agent Comments



Price: \$1,070,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: Unit



2/10 Oswin St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,026,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit



2/2 Hughes St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$941,600
Method: Private Sale
Date: 20/05/2024
Property Type: Unit