

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

117 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 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	56 Aquila St BALWYN NORTH 3104	\$3,580,000	21/03/2024
2	32 Hardwicke St BALWYN 3103	\$3,550,000	16/12/2023
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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:

17/04/2024 14:26



Rooms: 8

Property Type: House

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



56 Aquila St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$3,580,000

Method: Private Sale

Date: 21/03/2024

Property Type: House



32 Hardwicke St BALWYN 3103 (VG)

Agent Comments



Price: \$3,550,000

Method: Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 717 sqm approx

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.