

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

145 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	4 Citron Av BALWYN NORTH 3104	\$1,800,000	21/03/2024
2	359 Belmore Rd BALWYN NORTH 3104	\$1,750,000	01/01/2024
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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:

06/06/2024 09:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending March 2024: \$2,372,500

Comparable Properties



4 Citron Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 600 sqm approx



359 Belmore Rd BALWYN NORTH 3104
(REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 01/01/2024
Property Type: House
Land Size: 703 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.