

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

184 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 to 30/06/2023 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	307 Balwyn Rd BALWYN NORTH 3104	\$1,818,000	31/05/2023
2	16 Aquila St BALWYN NORTH 3104	\$1,725,000	29/07/2023
3	44 Bulleen Rd BALWYN NORTH 3104	\$1,703,000	15/07/2023

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:

02/08/2023 15:10



Property Type: House

Land Size: 841 sqm approx

Agent Comments

Comparable Properties



307 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,818,000

Method: Private Sale

Date: 31/05/2023

Property Type: Land (Res)

Land Size: 694 sqm approx



16 Aquila St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 713 sqm approx



44 Bulleen Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,703,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 650 sqm approx