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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,307,500	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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





18.29m Berling Berling



Property Type: House Land Size: 841 sqm approx Agent Comments Craig Nowotsch 8841 4888 0425 877 441 craignowotsch@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending June 2023: \$2,307,500

Comparable Properties



307 Balwyn Rd BALWYN NORTH 3104 (REI)



Price: \$1,818,000 Method: Private Sale Date: 31/05/2023 Property Type: Land (Res) Land Size: 694 sqm approx

Agent Comments

Agent Comments



Price: \$1,725,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 713 sqm approx

3



44 Bulleen Rd BALWYN NORTH 3104 (REI)

16 Aquila St BALWYN NORTH 3104 (REI)

2



Agent Comments

Price: \$1,703,000 Method: Auction Sale Date: 15/07/2023 Property Type: House (Res) Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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