

# 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 2/23a Greythorn Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,575,000 & \$1,675,000

### Median sale price

Median price \$2,371,000 Property Type House Suburb Balwyn North

Period - From 01/01/2023 to 31/12/2023 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 | 1/4 Ailsa Ct BALWYN NORTH 3104 | \$1,680,000 | 09/11/2023   |
| 2 | 23 Alpine Av DONCASTER 3108    | \$1,605,000 | 03/12/2023   |
| 3 | 1a Oravel St BALWYN NORTH 3104 | \$1,605,000 | 14/11/2023   |

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: 27/02/2024 18:21



4 3 2

**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 219 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,575,000 - \$1,675,000  
**Median House Price**  
Year ending December 2023: \$2,371,000

## Comparable Properties



1/4 Ailsa Ct BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,680,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 388 sqm approx



23 Alpine Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,605,000  
**Method:** Sold After Auction  
**Date:** 03/12/2023  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



1a Oravel St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 1

**Price:** \$1,605,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** House  
**Land Size:** 204 sqm approx