

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 2/360 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,200,500 Property Type Unit 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	1/35 Tyrrell St MONT ALBERT NORTH 3129	\$1,000,000	09/12/2023
2	1/8 Nola St DONCASTER 3108	\$962,000	20/01/2024
3	28 Scarborough Sq MONT ALBERT NORTH 3129	\$940,000	02/12/2023

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: 05/03/2024 16:42



Rooms:5

Property Type: Townhouse
(Single)

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



1/35 Tyrrell St MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



1/8 Nola St DONCASTER 3108 (REI)

Agent Comments



Price: \$962,000

Method: Private Sale

Date: 20/01/2024

Property Type: House (Res)

Land Size: 394 sqm approx



28 Scarborough Sq MONT ALBERT NORTH
3129 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 02/12/2023

Property Type: House

Land Size: 166 sqm approx