Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 201 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	\$2,150,000		&		\$2,350,000			
Median sale pi	rice							
Median price	\$2,371,000	Pro	operty Type	Hous	se		Suburb	Balwyn North
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	84 Doncaster Rd BALWYN NORTH 3104	\$2,420,000	02/03/2024
2	264 Balwyn Rd BALWYN NORTH 3104	\$2,235,000	22/11/2023
3	298 Belmore Rd BALWYN 3103	\$2,200,000	02/03/2024

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.

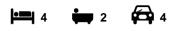
This Statement of Information was prepared on:

11/04/2024 12:27









Rooms: 7 Property Type: House (Res) Land Size: 1024 sqm approx Agent Comments Patrick Dennis 9810 5000 0409 321 159 PatrickDennis@jelliscraig.com.au

Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price Year ending December 2023: \$2,371,000

Comparable Properties



84 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,420,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 905 sqm approx



264 Balwyn Rd BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$2,235,000 Method: Sale Date: 22/11/2023 Property Type: House (Res) Land Size: 1011 sqm approx



298 Belmore Rd BALWYN 3103 (REI)



Agent Comments

Price: \$2,200,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 841 sqm approx

Account - Jellis Craig | P: 98305966



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.