Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

21 Lemon Road, Balwyn North Vic 3104
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Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/04/2022	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	3 Courbrant Ct MONT ALBERT NORTH 3129	\$1,980,000	18/03/2023
2	23 Arnott St MONT ALBERT NORTH 3129	\$1,900,000	05/05/2023
3	222 Belmore Rd BALWYN 3103	\$1,899,600	20/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/06/2023 21:01



21 Lemon Road, Balwyn North Vic 3104





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Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending March 2023: \$2,300,000

Comparable Properties



3 Courbrant Ct MONT ALBERT NORTH 3129

(REI)

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Price: \$1,980,000 Method: Private Sale Date: 18/03/2023 Property Type: House Land Size: 1030 sqm approx

23 Arnott St MONT ALBERT NORTH 3129 (REI) Agent Comments

Agent Comments

Agent Comments

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Price: \$1,900,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 878 sqm approx



222 Belmore Rd BALWYN 3103 (REI)

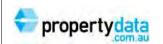
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Price: \$1,899,600 **Method:** Auction Sale **Date:** 20/05/2023

Property Type: House (Res) **Land Size:** 717 sqm approx





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