

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

21 Lemon Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,300,000

Property 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	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 comparable properties 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



5 2 2

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)

Agent Comments

4 2 3

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**

4 1 2

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)

Agent Comments

3 1 2

Price: \$1,899,600

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 717 sqm approx

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