

# 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

3/18 Rangeview Grove, 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 \$1,680,000 & \$1,800,000

### Median sale price

Median price \$1,682,000 Property Type Townhouse Suburb Balwyn North

Period - From 13/09/2022 to 12/09/2023 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	3/54 Severn St BALWYN NORTH 3104	\$1,720,000	22/04/2023
2	3/956 Burke Rd DEEPDENE 3103	\$1,650,000	02/06/2023
3	2/198 Belmore Rd BALWYN 3103	\$1,630,000	14/05/2023

**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:

13/09/2023 15:32



4   3   2

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,680,000 - \$1,800,000  
**Median Townhouse Price**  
13/09/2022 - 12/09/2023: \$1,682,000

## Comparable Properties



3/54 Severn St BALWYN NORTH 3104 (REI/VG) Agent Comments

4   2   2

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)



3/956 Burke Rd DEEPDENE 3103 (REI/VG) Agent Comments

4   3   2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** Townhouse (Single)



2/198 Belmore Rd BALWYN 3103 (REI/VG) Agent Comments

4   3   2

**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 14/05/2023  
**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700