

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

304/78 DONCASTER ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

6/1114 BURKE ROAD BALWYN NORTH VIC 3104	\$1,400,000	26-Sep-23
1/1114 BURKE ROAD BALWYN NORTH VIC 3104	\$1,515,000	03-Oct-23

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 6 months.

This Statement of Information was prepared on: 05 March 2024

**6/1114 BURKE ROAD BALWYN
NORTH VIC 3104**3   -  -Sold Price **\$1,400,000** Sold Date **26-Sep-23**Distance **0.76km****1/1114 BURKE ROAD BALWYN
NORTH VIC 3104**4   -  -Sold Price **\$1,515,000** Sold Date **03-Oct-23**Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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