

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 39 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Balwyn North

Period - From 06/02/2023 to 05/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

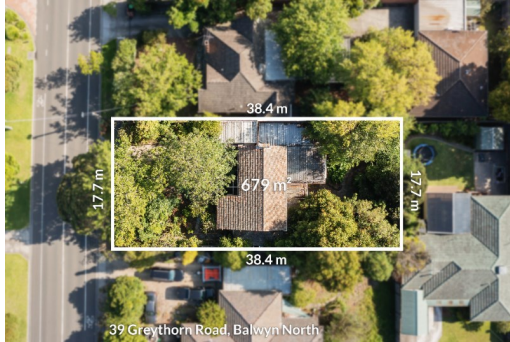
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	35 Lincoln Av MONT ALBERT NORTH 3129	\$1,280,000	01/12/2023
2	59 Greythorn Rd BALWYN NORTH 3104	\$1,448,000	15/09/2023
3	1 Lynton Ct BALWYN NORTH 3104	\$1,488,000	13/11/2023

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: 06/02/2024 14:26



3 2 2

Property Type: House
Land Size: 679 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 06/02/2023 - 05/02/2024: \$2,375,000

Comparable Properties



35 Lincoln Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,280,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 671 sqm approx



59 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,448,000
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 752 sqm approx



1 Lynton Ct BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,488,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 755 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017