

# 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

5 Towt Lane, 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 \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$2,379,000

Property Type House

Suburb Balwyn North

Period - From 27/02/2023

to 26/02/2024

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 | 1/4 Ailsa Ct BALWYN NORTH 3104 | \$1,680,000 | 09/11/2023   |
| 2 | 23 Alpine Av DONCASTER 3108    | \$1,605,000 | 03/12/2023   |
| 3 | 2/1 Woodland St DONCASTER 3108 | \$1,566,000 | 15/01/2024   |

**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:

27/02/2024 16:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
27/02/2023 - 26/02/2024: \$2,379,000

## Comparable Properties



**1/4 Ailsa Ct BALWYN NORTH 3104 (REI/VG)** Agent Comments



**Price:** \$1,680,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 388 sqm approx



**23 Alpine Av DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,605,000  
**Method:** Sold After Auction  
**Date:** 03/12/2023  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



**2/1 Woodland St DONCASTER 3108 (REI)** Agent Comments



**Price:** \$1,566,000  
**Method:** Sold Before Auction  
**Date:** 15/01/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 328 sqm approx

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