

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

G05/78 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 May 2023

to

30 Apr 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

56 HARP ROAD KEW VIC 3101	770000	11-Dec-23
G09/56 HARP ROAD KEW VIC 3101	770000	06-Dec-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.

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56 HARP ROAD KEW VIC 3101

Sold Price

^{RS} **770000**

Sold Date

11-Dec-23

2 2 1

Distance

1.78km



G09/56 HARP ROAD KEW VIC 3101

Sold Price

770000

Sold Date

06-Dec-23

2 2 2

Distance

1.78km

RS = Recent sale **UN** = Undisclosed Sale

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