

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

2/130 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/4 KEON COURT BALWYN NORTH VIC 3104	\$1,137,000	30-Mar-22
1/2 HUGHES STREET BALWYN NORTH VIC 3104	\$1,170,000	13-Jun-20
3/1216 OLD BURKE ROAD KEW EAST VIC 3102	\$1,047,608	04-Dec-20

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: 17 November 2022

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1/4 KEON COURT BALWYN NORTH VIC 3104 Sold Price **\$1,137,000** Sold Date **30-Mar-22**

 3  2  2

Distance **1.89km**



1/2 HUGHES STREET BALWYN NORTH VIC 3104 Sold Price **\$1,170,000** Sold Date **13-Jun-20**

 3  2  2

Distance **0.89km**



3/1216 OLD BURKE ROAD KEW EAST VIC 3102 Sold Price **\$1,047,608** Sold Date **04-Dec-20**

 3  2  2

Distance **1.5km**



2/126 BALWYN ROAD BALWYN VIC 3103 Sold Price **\$1,190,000** Sold Date **13-Jun-20**

 3  2  2

Distance **1.65km**



1/1A KAMPMAN STREET BULLEEN VIC 3105 Sold Price **\$1,050,000** Sold Date **23-Feb-21**

 3  2  2

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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