

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 139 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,500,000 House X Unit Suburb Balwyn North

Period - From 01/04/2019 to 30/06/2019 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	23 Power St BALWYN 3103	\$1,858,000	18/03/2019
2	71 Yerrin St BALWYN 3103	\$1,710,000	29/06/2019
3	45 Mountain View Rd BALWYN NORTH 3104	\$1,660,000	15/06/2019

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 770 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 June quarter 2019: \$1,500,000

Comparable Properties



23 Power St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,858,000
Method: Sold Before Auction
Date: 18/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 724 sqm approx



71 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,710,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



45 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,660,000
Method: Private Sale
Date: 15/06/2019
Rooms: -
Property Type: House
Land Size: 708 sqm approx