

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

146 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,340,000 Property Type House Suburb Balwyn North

Period - From 16/11/2022 to 15/11/2023 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	73 Tannock St BALWYN NORTH 3104	\$1,900,000	05/08/2023
2	307 Balwyn Rd BALWYN NORTH 3104	\$1,818,000	31/05/2023
3	44 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,750,000	25/07/2023

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:

16/11/2023 16:46



3 1 2

Property Type: House
Land Size: 983 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
16/11/2022 - 15/11/2023: \$2,340,000

Comparable Properties



73 Tannock St BALWYN NORTH 3104 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,900,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 758.40 sqm approx



307 Balwyn Rd BALWYN NORTH 3104 (REI) **Agent Comments**

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Price: \$1,818,000
Method: Private Sale
Date: 31/05/2023
Property Type: Land (Res)
Land Size: 694 sqm approx



44 Rostrevor Pde MONT ALBERT NORTH 3129 (REI) **Agent Comments**

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Price: \$1,750,000
Method: Sold Before Auction
Date: 25/07/2023
Property Type: Land