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

212 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$4,820,000		&		\$5,300,000			
Median sale p	rice							
Median price	\$2,300,000	Pro	operty Type	Hou	ISE		Suburb	Balwyn North
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23 Grosvenor Pde BALWYN 3103	\$5,200,000	02/04/2022
2	46 Yongala St BALWYN 3103	\$4,880,000	24/12/2021
3	17 Albury Rd BALWYN NORTH 3104	\$4,600,000	19/05/2022

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:

10/06/2022 14:24



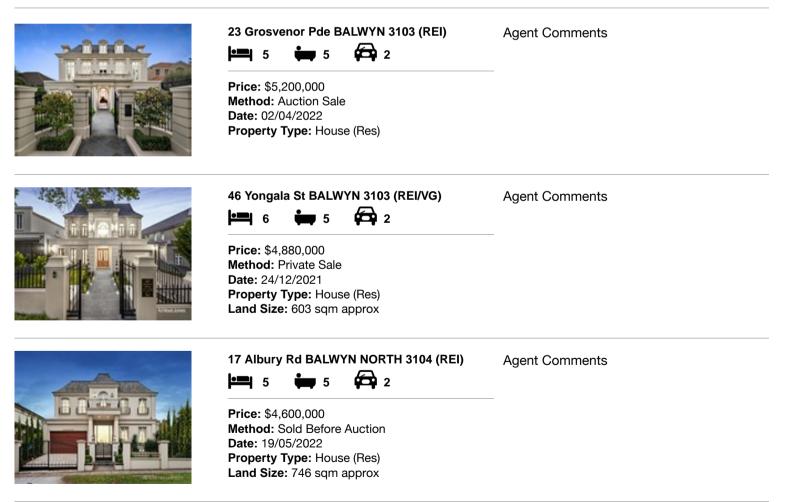






Property Type: House **Land Size:** 1168 sqm approx Agent Comments Indicative Selling Price \$4,820,000 - \$5,300,000 Median House Price Year ending March 2022: \$2,300,000

Comparable Properties



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