

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,820,000 & \$5,300,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 01/04/2021 to 31/03/2022 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 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



 5  2  3

**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



**23 Grosvenor Pde BALWYN 3103 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$5,200,000  
**Method:** Auction Sale  
**Date:** 02/04/2022  
**Property Type:** House (Res)



**46 Yongala St BALWYN 3103 (REI/VG)**

**Agent Comments**

 6  5  2

**Price:** \$4,880,000  
**Method:** Private Sale  
**Date:** 24/12/2021  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**17 Albury Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$4,600,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2022  
**Property Type:** House (Res)  
**Land Size:** 746 sqm approx

**Account - Noel Jones** | P: 03 9830 1644 | F: 03 9888 5997