

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 305/76-78 Doncaster Road, Balwyn North, VIC 3104

Indicative selling price

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

Price Range

\$420,000

&

\$460,000

Median sale price

Median price

\$765,000

Property Type

Apartment

Suburb

Balwyn North (3104)

Period - From

19/12/2019

to

19/12/2020

Source

realestate

Comparable property sales

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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
5/1116 BURKE ROAD, BALWYN NORTH VIC 3104	\$470,000	15/10/2019
201/1082 BURKE ROAD, BALWYN NORTH VIC 3104	\$512,500	08/08/2019
202/76-78 DONCASTER ROAD, BALWYN NORTH VIC 3104	\$365,000	14/12/2019

This Statement of Information was prepared on: 16/09/2019