

## 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

2/20 KELVINSIDE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

30 LINDSAY STREET BULLEEN VIC 3105	1187000	18-May-24
3/360 DONCASTER ROAD BALWYN NORTH VIC 3104	1210000	15-Jun-24
2/360 DONCASTER ROAD BALWYN NORTH VIC 3104	1080000	04-May-24

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 6 months.~~

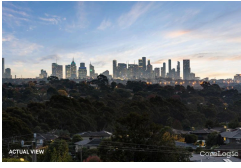
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**30 LINDSAY STREET BULLEEN VIC 3105**

3 2 2

Sold Price

<sup>RS</sup> **1187000**

Sold Date

**18-May-24**

Distance

**0.91km****3/360 DONCASTER ROAD  
BALWYN NORTH VIC 3104**

3 2 2

Sold Price

<sup>RS</sup> **1210000** <sup>UN</sup>

Sold Date

**15-Jun-24**

Distance

**0.89km****2/360 DONCASTER ROAD  
BALWYN NORTH VIC 3104**

3 2 2

Sold Price

**1080000**

Sold Date

**04-May-24**

Distance

**0.88km****RS** = Recent sale**UN** = Undisclosed Sale

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