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	7 Dunstan Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,025,000 Property Type House Suburb Balwyn North

Period - From 01/01/2021 to 31/03/2021 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	231 Doncaster Rd BALWYN NORTH 3104	$2,120,000	15/05/2021
2	264 Balwyn Rd BALWYN NORTH 3104	$2,000,000	15/03/2021
3	46 Ellsa St BALWYN NORTH 3104	$2,203,000	06/02/2021

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: 01/06/2021 12:36

7 Dunstan Street, Balwyn North Vic 3104



4 2 2

Property Type: House
Land Size: 946sqm sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2021: $2,025,000

Comparable Properties



231 Doncaster Rd BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,120,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 819 sqm approx

Agent Comments



264 Balwyn Rd BALWYN NORTH 3104 (REI)

3 1 1

Price: $2,000,000
Method: Sold Before Auction
Date: 15/03/2021
Property Type: House (Res)

Agent Comments



46 Ellsa St BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,203,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.