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<br>Including suburb and postcode | 3/18 Rangeview Grove, Balwyn North Vic 3104 |

## Indicative selling price

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

Range between $1,580,000 & $1,680,000

## Median sale price

Median price $1,696,000 Property Type Townhouse Suburb Balwyn North

Period - From 25/10/2022 to 24/10/2023 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 | 1/1114 Burke Rd BALWYN NORTH 3104 | $1,725,000 | 03/10/2023 |
| 2 | 1/35 Yeneda St BALWYN NORTH 3104 | $1,640,000 | 17/08/2023 |
| 3 | 3/75 Winfield Rd BALWYN NORTH 3104 | $1,575,000 | 25/07/2023 |

**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: 25/10/2023 10:35

# 3/18 Rangeview Grove, Balwyn North Vic 3104



4 3 2

**Property Type:** Townhouse (Single)
**Land Size:** 220 sqm approx

Agent Comments

**Indicative Selling Price**
$1,580,000 - $1,680,000
**Median Townhouse Price**
25/10/2022 - 24/10/2023: $1,696,000

## Comparable Properties



**1/1114 Burke Rd BALWYN NORTH 3104 (REI)**

4 3 2

Agent Comments

**Price:** $1,725,000
**Method:** Private Sale
**Date:** 03/10/2023
**Property Type:** Townhouse (Single)

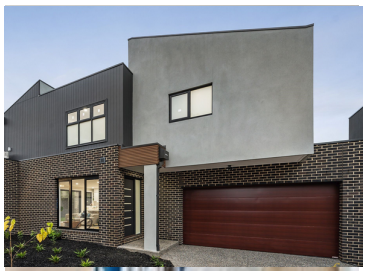


**1/35 Yeneda St BALWYN NORTH 3104 (REI/VG)**

4 3 2

Agent Comments

**Price:** $1,640,000
**Method:** Private Sale
**Date:** 17/08/2023
**Property Type:** Townhouse (Single)



**3/75 Winfield Rd BALWYN NORTH 3104 (VG)**

4 - -

Agent Comments

**Price:** $1,575,000
**Method:** Sale
**Date:** 25/07/2023
**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Jellis Craig | P: (03) 9908 5700

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