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	1/25 Rangeview Grove, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $1,200,000 Property Type Unit Suburb Balwyn North

Period - From 01/10/2023 to 30/09/2024 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	1/39 Power St BALWYN 3103	$1,437,000	24/10/2024
2	2/126 Balwyn Rd BALWYN 3103	$1,470,000	22/06/2024
3			

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: 18/11/2024 13:39

1/25 Rangeview Grove, Balwyn North Vic 3104

FLETCHERS



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,495,000
Median Unit Price
Year ending September 2024: $1,200,000

Comparable Properties



1/39 Power St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,437,000
Method: Auction Sale
Date: 24/10/2024
Property Type: Townhouse (Res)

Agent Comments



2/126 Balwyn Rd BALWYN 3103 (REI/VG)

3 2 -

Price: $1,470,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

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