

Chris Kavadis 9830 1644 0412 464 771 chris.kavadis@noeljones.com.au

> **Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** March quarter 2017: \$1,925,000





Rooms:

Property Type: House (Res) Land Size: 920 sqm approx

Agent Comments

Comparable Properties

39 Macedon Av BALWYN NORTH 3104 (REI)

- **إحبا**





Price: \$1,965,000 Method: Private Sale Date: 27/03/2017

Rooms: -

Property Type: House (Res)

169 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments

·**-**





Price:

Method: Auction Sale Date: 31/03/2017

Rooms: -

Property Type: House (Res)









Price: \$1,911,000

Method: Auction Sale Date: 08/04/2017 Rooms: 4

Property Type: House (Res) Land Size: 732 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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.

Generated: 06/07/2017 10:18

Agent Comments

Agent Comments



9830 1644 0412 464 771

chris.kavadis@noeljones.com.au

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	137 Doncaster Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
---------------------------	---	-------------

Median sale price

Median price	\$1,925,000	H	ouse X	Sul	burb	Balwyn North
Period - From	01/01/2017	to	31/03/2017	Source	REIV	′

Comparable property sales

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
39 Macedon Av BALWYN NORTH 3104	\$1,965,000	27/03/2017
169 Doncaster Rd BALWYN NORTH 3104		31/03/2017
45 Viewhill Rd BALWYN NORTH 3104	\$1,911,000	08/04/2017

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





Generated: 06/07/2017 10:18