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

45 CITYVIEW ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$2,200,000	&	\$2,400,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$2,302,500	Prop	erty type	House		Suburb	Balwyn North		
Period-from	01 Feb 2024	to	31 Jan 20	025	Source		Corelogic		

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
41 PANORAMIC ROAD BALWYN NORTH VIC 3104	\$2,450,000	24-Sep-24
18 CITYVIEW ROAD BALWYN NORTH VIC 3104	\$2,310,000	09-Nov-24
18 MOUNTAIN VIEW ROAD BALWYN NORTH VIC 3104	\$2,565,000	25-Nov-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.

This Statement of Information was prepared on: 07 February 2025



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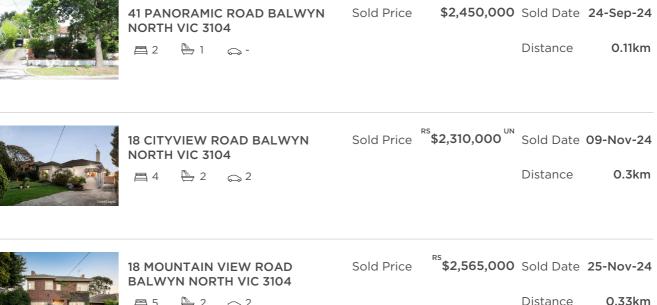
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RS = Recent sale UN = Undisclosed Sale

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