

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

50 Hedderwick Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,431,250

Property Type House

Suburb Balwyn North

Period - From 01/10/2021

to 31/12/2021

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	29 Williamson Rd MONT ALBERT NORTH 3129	\$1,527,000	15/12/2021
2	5 Rowallan Ct BALWYN NORTH 3104	\$1,485,000	23/12/2021
3	9 Glenda St DONCASTER 3108	\$1,425,000	12/02/2022

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:

28/03/2022 13:16



3 1 3

Property Type: House
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2021: \$2,431,250

Comparable Properties



29 Williamson Rd MONT ALBERT NORTH 3129 **Agent Comments**
(REI/VG)

3 1 2

Price: \$1,527,000
Method: Sold Before Auction
Date: 15/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 675 sqm approx



5 Rowallan Ct BALWYN NORTH 3104 (REI) **Agent Comments**

4 2 2

Price: \$1,485,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 595 sqm approx



9 Glenda St DONCASTER 3108 (REI) **Agent Comments**

4 2 2

Price: \$1,425,000
Method: Sold Before Auction
Date: 12/02/2022
Property Type: House (Res)

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