#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	72 Cityview Road, Balwyn North Vic 3104
Including suburb and	72 City New Fledd, Bally Hill Vic 616 F
•	
postcode	

#### Indicative selling price

Property offered for sale

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

Single price \$3,200,000

#### Median sale price

Median price	\$2,380,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property Price

1	23 Fortuna Av BALWYN NORTH 3104	\$3,206,000	09/09/2023
2			
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.

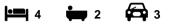
This Statement of Information was prepared on:	06/12/2023 15:31



Date of sale







**Property Type:** House **Land Size:** 665 sqm approx

Agent Comments

Indicative Selling Price \$3,200,000 Median House Price

September quarter 2023: \$2,380,000

## Comparable Properties



23 Fortuna Av BALWYN NORTH 3104 (REI)

**=** 4 **=** 2 **=** 2

**Price:** \$3,206,000 **Method:** Auction Sale **Date:** 09/09/2023

**Property Type:** House (Res) **Land Size:** 723 sqm approx

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 - VICPROP** 



