

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

72 Cityview Road, Balwyn North Vic 3104

Indicative selling price

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

Property 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 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 | 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



4 2 3

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)

Agent Comments

4 2 2

Price: \$3,206,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 723 sqm approx

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