

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 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$1,920,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2020

to 31/03/2020

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	2 Sunburst Av BALWYN NORTH 3104	\$2,625,000	21/03/2020
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:

16/06/2020 13:40

72 Hill Road, Balwyn North Vic 3104

Noel Jones

David Fileccia

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Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

March quarter 2020: \$1,920,000



4 bedrooms - 2 cars

Property Type: House

Land Size: 658.293 sqm approx

Agent Comments

Comparable Properties



2 Sunburst Av BALWYN NORTH 3104 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$2,625,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 737 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.

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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.