Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	72 Hill Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2 Sunburst Av BALWYN NORTH 3104	\$2,625,000	21/03/2020
2			
3			

OR

В* 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

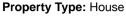




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Indicative Selling Price \$2,600,000 - \$2,860,000 **Median House Price** March quarter 2020: \$1,920,000





Land Size: 658.293 sqm approx

Agent Comments



Comparable Properties



2 Sunburst Av BALWYN NORTH 3104 (REI)







Price: \$2,625,000 Method: Auction Sale Date: 21/03/2020

Property Type: House (Res) Land Size: 737 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.

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