



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 35 Mountain View Rd, BALWYN NORTH 3104

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,820,000 - \$2,000,000**

## Median sale price

Median **House** for **BALWYN NORTH** for period **Oct 2018 - Dec 2018**

Sourced from **REIV**.

**\$1,505,000**

## Comparable property sales

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 the most comparable to the property for sale.

**17 Mountain View Rd,**  
Balwyn North 3104

**Price \$1,920,000** Sold 11  
October 2018

**7 Thackray St,**  
Balwyn North 3104

**Price \$1,800,000** Sold 01  
December 2018

**29 Mountain View Rd,**  
Balwyn North 3104

**Price \$2,000,000** Sold 18  
April 2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

4 beds

3 baths

2 parking

**WEAST**

## Weast Real Estate and Business Brokers

721A Riversdale Rd,  
Camberwell VIC 3124

## Contact agents



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