Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1/23 Hedderwick Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$958,000	Pro	perty Type	Jnit		Suburb	Balwyn North
Period - From	01/07/2020	to	30/06/2021	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/19 Caravan St BALWYN 3103	\$955,800	22/05/2021
2	1/25 Grace St MONT ALBERT 3127	\$1,000,000	20/05/2021
3	2/48 Orchard Cr MONT ALBERT NORTH 3129	\$1,023,000	08/05/2021

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:	16/09/2021 15:26



Date of sale











Property Type: Unit Land Size: 273 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median Unit Price**

Year ending June 2021: \$958,000

Comparable Properties



2/19 Caravan St BALWYN 3103 (VG)





Price: \$955,800 Method: Sale Date: 22/05/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/25 Grace St MONT ALBERT 3127 (REI/VG)







Agent Comments

Agent Comments

Price: \$1,000,000 Method: Private Sale Date: 20/05/2021 Property Type: Unit



2/48 Orchard Cr MONT ALBERT NORTH 3129

(REI/VG)







Price: \$1,023,000 Method: Auction Sale Date: 08/05/2021

Property Type: Townhouse (Res) Land Size: 231 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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