

# 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

1/23 Hedderwick Street, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$958,000

Property Type Unit

Suburb Balwyn North

Period - From 01/07/2020

to 30/06/2021

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 | 2/19 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



3 2 1

**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)**

**Agent Comments**

3 - -

**Price:** \$955,800  
**Method:** Sale  
**Date:** 22/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)



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

**Agent Comments**

2 2 1

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



**2/48 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$1,023,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 231 sqm approx