

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

32 Hilda Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,500,000

&

\$4,800,000

Median sale price

Median price \$2,457,500

Property Type House

Suburb Balwyn

Period - From 25/05/2020

to

24/05/2021

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	14 Torrington PI CANTERBURY 3126	\$4,650,000	01/05/2021
2	25 Bennett St DEEPDENE 3103	\$4,500,000	08/02/2021
3	15 Maitland Av KEW 3101	\$4,528,888	06/01/2021

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:

25/05/2021 10:55



 6  5  2

Property Type: House
Land Size: 794.971 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,800,000
Median House Price
25/05/2020 - 24/05/2021: \$2,457,500

Comparable Properties



14 Torrington PI CANTERBURY 3126 (REI)

Agent Comments

 5  3  2

Price: \$4,650,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)



25 Bennett St DEEPDENE 3103 (REI/VG)

Agent Comments

 5  5  4

Price: \$4,500,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 792 sqm approx



15 Maitland Av KEW 3101 (REI/VG)

Agent Comments

 5  5  4

Price: \$4,528,888
Method: Private Sale
Date: 06/01/2021
Property Type: House
Land Size: 658 sqm approx