### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Highview Road, Balwyn North Vic 3104
Hi

#### Indicative selling price

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

Single price \$3,700,000

#### Median sale price

Median price	\$2,338,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	18/11/2023	to	17/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	246 Doncaster Rd BALWYN NORTH 3104	\$3,600,000	10/11/2024
2	17 Sutton St BALWYN NORTH 3104	\$3,960,000	25/10/2024
3	26 Aquila St BALWYN NORTH 3104	\$3,600,000	10/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2024 14:18



# **McGrath**







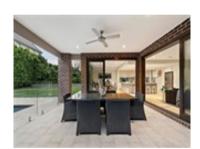


Property Type: House Land Size: 620 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$3,700,000 **Median House Price** 18/11/2023 - 17/11/2024: \$2,338,000

# Comparable Properties



246 Doncaster Rd BALWYN NORTH 3104 (REI)







Price: \$3,600,000

Method: Expression of Interest

Date: 10/11/2024

Property Type: House (Res) Land Size: 1015 sqm approx **Agent Comments** 



17 Sutton St BALWYN NORTH 3104 (REI)







Price: \$3,960,000

Method: Sold Before Auction

Date: 25/10/2024

Property Type: House (Res) Land Size: 752 sqm approx

Agent Comments



26 Aquila St BALWYN NORTH 3104 (REI)





Price: \$3,600,000 Method: Auction Sale Date: 10/08/2024

Property Type: House (Res) Land Size: 712 sqm approx **Agent Comments** 

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