

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode 29 Hardwicke Street, Balwyn VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$2,585,000

### Median sale price

Median price \$2,350,000

Property type House

Suburb Balwyn

Period - From 01/01/2019

to

31/12/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 39 Banool Rd BALWYN 3101     | \$2,620,000 | 22/10/2019   |
| 2 9 Seven Oaks St BALWYN 3103  | \$2,595,000 | 26/11/2019   |
| 3 5 Elliot Av BALWYN 3103      | \$2,368,000 | 12/10/2019   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25/03/2020 17:08