

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

28 Hillview Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

Balwyn North

Period - From

09/11/2019

to

08/11/2020

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	43 Ferdinand Av BALWYN NORTH 3104	\$2,350,000	26/06/2020
2	2 Echo Av BALWYN NORTH 3104	\$2,275,000	07/11/2020
3	7 Arama St BALWYN NORTH 3104	\$2,250,000	28/10/2020

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:

09/11/2020 12:46



3 1 2

Property Type: House (Res)

Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

09/11/2019 - 08/11/2020: \$1,910,000

Comparable Properties



43 Ferdinand Av BALWYN NORTH 3104 (VG)

Agent Comments

4 - -

Price: \$2,350,000

Method: Sale

Date: 26/06/2020

Property Type: House (Res)

Land Size: 1161 sqm approx



2 Echo Av BALWYN NORTH 3104 (REI)

Agent Comments

4 4 2

Price: \$2,275,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 782 sqm approx



7 Arama St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 3

Price: \$2,250,000

Method: Private Sale

Date: 28/10/2020

Property Type: House

Land Size: 1075 sqm approx