## 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

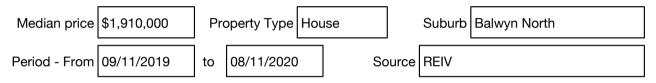
28 Hillview Road, Balwyn North Vic 3104

#### Indicative selling price

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

Single price \$2,300,000

#### Median sale price



#### 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.

Add	dress 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









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)



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

Agent Comments



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)



A STO4 (KEI) Agent

Agent Comments

Price: \$2,250,000 Method: Private Sale Date: 28/10/2020 Property Type: House Land Size: 1075 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.