# hockingstuart

Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

#### 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

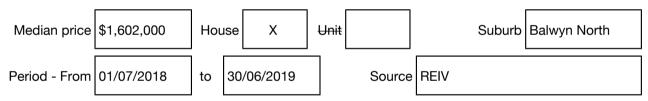
211 Balwyn Road, Balwyn North Vic 3104

#### Indicative selling price

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

 Range between
 \$1,700,000
 &
 \$1,870,000

#### 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.

Address of comparable property		Price	Date of sale
1	11 Kaleno Vw BALWYN 3103	\$1,907,000	27/07/2019
2	2 James St SURREY HILLS 3127	\$1,890,000	10/08/2019
3	10 Yonga Rd BALWYN 3103	\$1,870,000	25/06/2019

#### 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.

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propertydata

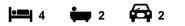
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



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Rooms: 7 Property Type: House Land Size: 654 sqm approx Agent Comments

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**Indicative Selling Price** \$1,700,000 - \$1,870,000 **Median House Price** Year ending June 2019: \$1,602,000

Elegant living skillfully blending classic features with stylish contemporary enhancements, this superb single level residence invites a tremendous lifestyle in a prized locale zoned for Balwyn High School. Exquisite views overlooking beautiful parkland, offering formal living/office/4th bedroom, 3 further bedrooms, 2 modern bathrooms, stunning open plan family/dining room, gourmet kitchen extending to a fabulous alfresco undercover deck with built in BBQ. Features polished timber floors, hydronic heating, ducted heating & cooling, remote security gates to double car accommodation.

### **Comparable Properties**



•••• **2** 4 Price: \$1,907,000

Method: Auction Sale Date: 27/07/2019 Rooms: 8 Property Type: House (Res) Land Size: 300 sqm approx

Agent Comments

Agent Comments



2 James St SURREY HILLS 3127 (REI)



Price: \$1,890,000 Method: Auction Sale Date: 10/08/2019 Rooms: -Property Type: House (Res)



10 Yonga Rd BALWYN 3103 (REI)



Agent Comments

Price: \$1,870,000 Method: Private Sale Date: 25/06/2019 Rooms: -Property Type: House (Res)

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