

RT Edgar

STATEMENT OF INFORMATION

24 September 2018

Property offered for sale

47 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Range
between \$1,375,000 & \$1,512,500

Median sale price

Median price \$1,950,000 House X Unit Suburb Balwyn North

Period - From 07/07/2017 to 30/06/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Kathy Purcell consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 26 Bulleen Rd BALWYN NORTH 3104	\$1,570,000	16/08/2018
2 25 Hillview Rd BALWYN NORTH 3104	\$1,465,000	14/06/2018
3 83 Cityview Rd BALWYN NORTH 3104	\$1,405,000	19/05/2018