

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

7 Hunt Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn North

Period - From 15/06/2021

to

14/06/2022

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	66 Sutton St BALWYN NORTH 3104	\$2,965,000	10/05/2022
2	3 Burton St BALWYN NORTH 3104	\$2,882,500	18/12/2021
3	248 Balwyn Rd BALWYN NORTH 3104	\$2,750,000	28/02/2022

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:

15/06/2022 14:56

7 Hunt Street, Balwyn North Vic 3104

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



5 5 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

15/06/2021 - 14/06/2022: \$2,350,000

Comparable Properties



66 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,965,000

Method: Sold Before Auction

Date: 10/05/2022

Property Type: House (Res)



3 Burton St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 3

Price: \$2,882,500

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 845 sqm approx



248 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,750,000

Method: Sold Before Auction

Date: 28/02/2022

Property Type: House (Res)

Land Size: 1014 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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