

STATEMENT OF INFORMATION

17 VIEWPOINT ROAD, BALWYN NORTH, VIC 3104

PREPARED BY SANDRA SUTIKNO, STOCKDALE & LEGGO BALWYN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 VIEWPOINT ROAD, BALWYN NORTH,



4



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Indicative Selling Price

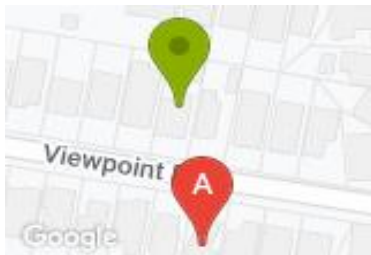
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,700,000 to \$1,750,000

Provided by: Sandra Sutikno, Stockdale & Leggo Balwyn

MEDIAN SALE PRICE



BALWYN NORTH, VIC, 3104

Suburb Median Sale Price (House)

\$2,360,000

01 April 2022 to 30 June 2022

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



18 VIEWPOINT RD, BALWYN NORTH, VIC 3104



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Sale Price

\$1,730,000

Sale Date: 18/06/2022

Distance from Property: 63m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

17 VIEWPOINT ROAD, BALWYN NORTH, VIC 3104

Indicative selling price

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

Price Range:

\$1,700,000 to \$1,750,000

Median sale price

Median price

\$2,360,000

Property type

House

Suburb

BALWYN NORTH

Period

01 April 2022 to 30 June 2022

Source

 pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

18 VIEWPOINT RD, BALWYN NORTH, VIC 3104

\$1,730,000

18/06/2022

This Statement of Information was prepared on:

17/09/2022