

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 3 Mountain View Road, Balwyn North VIC 3104

Indicative selling price

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

Range between

\$2,500,000

&

\$2,600,000

Median sale price

Median price

\$1,725,000

Property type

House

Suburb

Balwyn North

Period - From

01/07/2019

to

30/09/2019

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 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 22 Jacka St BALWYN NORTH 3104	\$2,757,000	26/10/2019
2 16 Wild Life Pde BALWYN NORTH 3104	\$2,725,000	11/12/2019
3 18 Morris St BALWYN NORTH 3104	\$2,305,000	21/12/2019

This Statement of Information was prepared on: 27/03/2020