

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

1/3 Hatfield Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,510,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/07/2023

to

30/09/2023

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	27 Second Av KEW 3101	\$1,150,000	03/11/2023
2	6/77 Harp Rd KEW EAST 3102	\$1,070,000	19/09/2023
3			

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:

16/12/2023 11:59



 3  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,100,000
Median Unit Price
September quarter 2023: \$1,510,000

Comparable Properties



27 Second Av KEW 3101 (REI)

Agent Comments

 2  1  2

Price: \$1,150,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 377 sqm approx



6/77 Harp Rd KEW EAST 3102 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,070,000
Method: Sold Before Auction
Date: 19/09/2023
Property Type: Unit
Land Size: 301 sqm approx

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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