

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

105 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,360,000 Property Type House Suburb Balwyn North

Period - From 23/11/2022 to 22/11/2023 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	29 Willis St BALWYN NORTH 3104	\$2,040,000	21/10/2023
2	8 Macedon Av BALWYN NORTH 3104	\$2,015,000	23/09/2023
3	32 Bolinda Rd BALWYN NORTH 3104	\$1,900,000	04/11/2023

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:

23/11/2023 08:49



4 2 3

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

23/11/2022 - 22/11/2023: \$2,360,000

Comparable Properties



29 Willis St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,040,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 680 sqm approx



8 Macedon Av BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$2,015,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 735 sqm approx



32 Bolinda Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 3

Price: \$1,900,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 706 sqm approx