Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	68 Viewhill Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,229,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	18/01/2022	to	17/01/2023		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

	areas or comparable property	1 1100	Date of Sale
1	14 Bernard St BALWYN NORTH 3104	\$1,950,000	17/09/2022
2	76 Ursa St BALWYN NORTH 3104	\$1,745,000	13/08/2022
3	45 Ursa St BALWYN NORTH 3104	\$1,585,000	25/09/2022

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:	18/01/2023 11:58



Date of sale

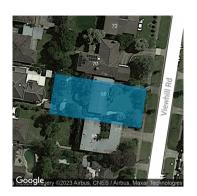
woodards **w**

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Indicative Selling Price \$1,550,000 - \$1,705,000 **Median House Price** 18/01/2022 - 17/01/2023: \$2,229,000







Comparable Properties

14 Bernard St BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,950,000 Method: Private Sale Date: 17/09/2022

Property Type: House (Res) Land Size: 624 sqm approx



76 Ursa St BALWYN NORTH 3104 (REI/VG)

Price: \$1,745,000 Method: Auction Sale Date: 13/08/2022

Property Type: House (Res) Land Size: 712 sqm approx

Agent Comments



45 Ursa St BALWYN NORTH 3104 (REI/VG)

Price: \$1,585,000 Method: Private Sale Date: 25/09/2022 Property Type: House Land Size: 702 sqm approx Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



