

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

68 Viewhill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$2,229,000

Property 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	Price	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

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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



Property Type:

Agent Comments

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) Agent Comments



Price: \$1,745,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 712 sqm approx



45 Ursa St BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,585,000

Method: Private Sale

Date: 25/09/2022

Property Type: House

Land Size: 702 sqm approx

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