

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

73 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$2,121,000

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2020

to

30/09/2021

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	66 Bulleen Rd BALWYN NORTH 3104	\$1,890,000	10/10/2021
2	3 Earls Ct BALWYN NORTH 3104	\$1,850,158	30/10/2021
3	33 Capella St BALWYN NORTH 3104	\$1,785,000	05/11/2021

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:

12/12/2021 16:22



Rooms: 7

Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Comparable Properties



66 Bulleen Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,890,000

Method: Sold Before Auction

Date: 10/10/2021

Property Type: House (Res)

Land Size: 466 sqm approx



3 Earls Ct BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,850,158

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 623 sqm approx



33 Capella St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,785,000

Method: Private Sale

Date: 05/11/2021

Property Type: House

Land Size: 701 sqm approx