

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

1/45 Hatfield Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 to 31/12/2024 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	41A Clyde St KEW EAST 3102	\$1,625,000	09/09/2024
2	121a Normanby Rd KEW EAST 3102	\$1,500,000	07/09/2024
3	2/6 Bernborough Av BALWYN 3103	\$1,600,000	10/08/2024

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:

17/01/2025 15:18

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2024: \$2,255,000



 3  3  2

Property Type: Townhouse
(Single)

Land Size: 349 sqm approx

[Agent Comments](#)

Comparable Properties



41A Clyde St KEW EAST 3102 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,625,000

Method: Sold Before Auction

Date: 09/09/2024

Property Type: Townhouse (Res)

Land Size: 483 sqm approx



121a Normanby Rd KEW EAST 3102 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 442 sqm approx



2/6 Bernborough Av BALWYN 3103 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 336 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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