

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

14 Hillview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2020

to

31/12/2020

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	49 Mountain View Rd BALWYN NORTH 3104	\$1,921,000	20/02/2021
2	79 Mountain View Rd BALWYN NORTH 3104	\$1,840,000	12/02/2021
3	37 Bulleen Rd BALWYN NORTH 3104	\$1,728,800	08/01/2021

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:

01/03/2021 20:29



 3  1  1

Property Type: House (Res)

Land Size: 844 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending December 2020: \$1,850,000

Comparable Properties



49 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,921,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 826 sqm approx



79 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,840,000

Method: Auction Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 650 sqm approx

37 Bulleen Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$1,728,800

Method: Sale

Date: 08/01/2021

Property Type: House (Res)

Land Size: 836 sqm approx