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

18 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,650,000		&		\$2,780,000			
Median sale p	rice							
Median price	\$2,335,000	Pro	Property Type Hous		se		Suburb	Balwyn North
Period - From	29/10/2023	to	28/10/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Duggan St BALWYN NORTH 3104	\$2,641,000	18/10/2024
2	39 Riverside Av BALWYN NORTH 3104	\$2,623,000	22/06/2024
3	57 Panoramic Rd BALWYN NORTH 3104	\$2,750,000	06/06/2024

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.

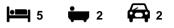
This Statement of Information was prepared on:

29/10/2024 20:19



McGrath





Property Type: House Land Size: 664 sqm approx Agent Comments Indicative Selling Price \$2,650,000 - \$2,780,000 Median House Price 29/10/2023 - 28/10/2024: \$2,335,000

Comparable Properties



1 Duggan St BALWYN NORTH 3104 (REI)

39 Riverside Av BALWYN NORTH 3104 (REI)

2

6 3

2



Price: \$2,641,000 Method: Private Sale Date: 18/10/2024 Property Type: House Land Size: 928 sqm approx Agent Comments

Agent Comments



Price: \$2,623,000 Method: Auction Sale Date: 22/06/2024 Property Type: House (Res) Land Size: 836 sqm approx

3

- 5



57 Panoramic Rd BALWYN NORTH 3104 (REI/VG)

3

Agent Comments

Price: \$2,750,000 Method: Sold Before Auction Date: 06/06/2024 Property Type: House (Res) Land Size: 650 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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