Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Hill Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$3,080,000							
Median sale price								
Median price	\$2,300,000	Pro	operty Type Hou	ISE	Suburb	Balwyn North		
Period - From	01/04/2021	to	31/03/2022	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30b Yarrbat Av BALWYN 3103	\$3,050,000	19/05/2022
2	44 Frederick St BALWYN 3103	\$3,010,000	25/03/2022
3			

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.

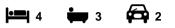
This Statement of Information was prepared on:

06/06/2022 09:46









Property Type: House (Res) **Land Size:** 711 sqm approx Agent Comments Indicative Selling Price \$3,080,000 Median House Price Year ending March 2022: \$2,300,000

Comparable Properties

30b Yarrbat Av BALWYN 3103 (REI) Image: 1 Image: 2 Image: 2 Price: \$3,050,000 Method: Sold Before Auction Date: 19/05/2022 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments
44 Frederick St BALWYN 3103 (REI) 4 2 2 2 Price: \$3,010,000 Method: Sold Before Auction Date: 25/03/2022 Property Type: House (Res) Land Size: 603 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 98305966

propertydata



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