

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

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

Property Type House

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 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	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



4 3 2

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)

Agent Comments

4 2 2

Price: \$3,050,000

Method: Sold Before Auction

Date: 19/05/2022

Property Type: House (Res)

Land Size: 724 sqm approx



44 Frederick St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$3,010,000

Method: Sold Before Auction

Date: 25/03/2022

Property Type: House (Res)

Land Size: 603 sqm approx

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