

# 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 9 Hood Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,502,000

### Median sale price

Median price \$2,025,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2021

to 31/03/2021

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	18 Hatfield St BALWYN NORTH 3104	\$2,500,000	13/03/2021
2	19 Freeman St BALWYN 3103	\$2,465,000	06/11/2020
3	60 Nungerner St BALWYN 3103	\$2,400,000	24/11/2020

**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:

28/04/2021 15:36



**Property Type:**

**Land Size:** 36 approx sqm approx

**Agent Comments**

## Comparable Properties



**18 Hatfield St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**19 Freeman St BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$2,465,000

**Method:** Private Sale

**Date:** 06/11/2020

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**60 Nungerner St BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 24/11/2020

**Property Type:** House (Res)

**Land Size:** 647 sqm approx