

# 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 1A Hughes 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)

Price Range \$1,955,000 & \$2,150,000

### Median sale price

Median price \$2,350,000 Property Type House Suburb Balwyn North (3104)

Period - From 20/05/2021 to 19/05/2022 Source Real Estate

### Comparable property sales

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
9 TEDSTONE CRESCENT, BALWYN VIC 3103	\$2,150,000	11/02/2022
67 LANSDOWN STREET, BALWYN NORTH VIC 3104	\$2,000,000	18/12/2021
128A BALWYN ROAD, BALWYN VIC 3103	\$1,925,000	26/02/2022

This Statement of Information was prepared on: 20/05/2022