

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

1 Hilary Court, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$2,961,500 Property Type House Suburb Balwyn

Period - From 23/05/2023 to 22/05/2024 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	2 Longview Rd BALWYN NORTH 3104	\$1,815,000	06/04/2024
2	359 Belmore Rd BALWYN NORTH 3104	\$1,750,000	01/01/2024
3	146 Greythorn Rd BALWYN NORTH 3104	\$1,750,000	24/12/2023

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:

23/05/2024 15:45

1 Hilary Court, Balwyn Vic 3103



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

23/05/2023 - 22/05/2024: \$2,961,500

Comparable Properties



2 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,815,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House

Land Size: 666 sqm approx



359 Belmore Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,750,000

Method: Private Sale

Date: 01/01/2024

Property Type: House

Land Size: 703 sqm approx



146 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,750,000

Method: Private Sale

Date: 24/12/2023

Property Type: House (Res)

Land Size: 983 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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