

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

118 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$2,374,500

Property Type House

Suburb Balwyn North

Period - From 05/02/2023

to 04/02/2024

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	22 Walnut Rd BALWYN NORTH 3104	\$2,100,000	09/09/2023
2	81 Hill Rd BALWYN NORTH 3104	\$2,200,000	25/11/2023
3	12 Millicent Av BALWYN NORTH 3104	\$2,380,000	16/08/2023

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:

05/02/2024 11:02



Property Type: House
Land Size: 849 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,310,000
Median House Price
 05/02/2023 - 04/02/2024: \$2,374,500

Comparable Properties



22 Walnut Rd BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 724 sqm approx



81 Hill Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 858 sqm approx



12 Millicent Av BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$2,380,000
Method: Sold Before Auction
Date: 16/08/2023
Property Type: House (Res)
Land Size: 948 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017