

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

2/2 Hughes Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,200,500

Property Type

Unit

Suburb

Balwyn North

Period - From

01/01/2023

to

31/12/2023

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	1/19 Barnsbury Rd DEEPDENE 3103	\$1,004,000	29/11/2023
2			
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:

22/03/2024 12:50



 2  1  1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending December 2023: \$1,200,500

Comparable Properties



1/19 Barnsbury Rd DEEPPENE 3103 (VG)

Agent Comments

 2  -  -

Price: \$1,004,000

Method: Sale

Date: 29/11/2023

Property Type: Flat/Unit/Apartment (Res)

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 - Marshall White | P: 03 9822 9999