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

33a Hosken Street, Balwyn North Vic 3104

Indicative selling price

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

Range between | $1,950,000 | & | $2,145,000

Median sale price

| Median price | $2,378,000 | Property Type | House | Suburb | Balwyn North |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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	8 Kawarren St BALWYN NORTH 3104	$2,141,000	15/04/2023
2	4a Vicars St BALWYN NORTH 3104	$2,126,000	19/08/2023
3	2a Carson Av MONT ALBERT 3127	$2,120,000	22/06/2023

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: 14/09/2023 12:51

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🛏 3   🛁 2   🚗 2

Property Type: House (Res)
Land Size: 484 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
June quarter 2023: $2,378,000

Comparable Properties

8 Kawarren St BALWYN NORTH 3104 (REI/VG)

🛏 5   🛁 4   🚗 2

Price: $2,141,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

4a Vicars St BALWYN NORTH 3104 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,126,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

2a Carson Av MONT ALBERT 3127 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,120,000
Method: Private Sale
Date: 22/06/2023
Property Type: House

Agent Comments

Account - VICPROP