

# 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 39 Hosken 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)

Range between \$2,800,000 & \$3,080,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 to 30/09/2023 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	28 Madden St BALWYN NORTH 3104	\$3,050,000	19/10/2023
2	22 Hosken St BALWYN NORTH 3104	\$2,750,000	12/08/2023
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: 11/12/2023 19:17



**Rooms:** 8

**Property Type:** House

**Land Size:** 1,149 sqm approx

Agent Comments

## Comparable Properties



**28 Madden St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$3,050,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 951 sqm approx



**22 Hosken St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 1027 sqm approx

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.