

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

52 Hedderwick Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 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	16 Woodville St BALWYN NORTH 3104	\$2,680,000	25/02/2024
2	4 Sylvander St BALWYN NORTH 3104	\$2,490,000	10/05/2024
3	37 Briggs St MONT ALBERT NORTH 3129	\$2,360,000	04/05/2024

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: 30/05/2024 14:49

Patrick Dennis
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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2024: \$2,372,500



Rooms: 7

Property Type: House

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



16 Woodville St BALWYN NORTH 3104
(REI/VG)

Agent Comments



Price: \$2,680,000

Method: Auction Sale

Date: 25/02/2024

Property Type: House (Res)

Land Size: 672 sqm approx



4 Sylvander St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,490,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 800 sqm approx



37 Briggs St MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$2,360,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 634 sqm approx

Account - Jellis Craig | P: 98305966