

# 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 5A Hedderwick 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 \$1,650,000 & \$1,790,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 10/07/2022 to 09/07/2023 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	3/58 Belgravia Av MONT ALBERT NORTH 3129	\$1,706,000	01/07/2023
2	8 Williamson Rd MONT ALBERT NORTH 3129	\$1,700,000	27/05/2023
3	205 Balwyn Rd BALWYN NORTH 3104	\$1,869,000	15/04/2023

**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: 10/07/2023 10:28