

# 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

72 Cityview Road, 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2022 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	23 Fortuna Av BALWYN NORTH 3104	\$3,206,000	09/09/2023
2	33 Dight Av BALWYN NORTH 3104	\$3,030,000	03/09/2023
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:

06/11/2023 11:42



 4
  2
  3

**Property Type:** House  
**Land Size:** 665 sqm approx

#### Agent Comments

A breathtaking expression of single-level simplicity, enduring quality and poolside perfection, this elegant 4 bedroom, 2.5 bathroom home flows with precision in the Balwyn High School zone.

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending September 2023: \$2,355,000

## Comparable Properties



**23 Fortuna Av BALWYN NORTH 3104 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$3,206,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**33 Dight Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$3,030,000  
**Method:** Auction Sale  
**Date:** 03/09/2023  
**Property Type:** House (Res)  
**Land Size:** 686 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.

Account - VICPROP



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