# 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

95 Cityview Road, Balwyn North Vic 3104

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |        |              |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|--------------|--|
| Range betweer  | \$1,700,000 |     | &           |     | \$1,870,000 |      |        |              |  |
| Median sale p  | rice        |     |             |     |             |      |        |              |  |
| Median price   | \$2,371,000 | Pro | operty Type | Hou | se          |      | Suburb | Balwyn North |  |
| Period - From  | 01/01/2023  | to  | 31/12/2023  |     | So          | urce | 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.

| Ade | dress of comparable property       | Price       | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1   | 17 Lucifer St BALWYN NORTH 3104    | \$1,910,000 | 12/10/2023   |
| 2   | 32 Bolinda Rd BALWYN NORTH 3104    | \$1,900,000 | 04/11/2023   |
| 3   | 123 Doncaster Rd BALWYN NORTH 3104 | \$1,780,000 | 02/12/2023   |

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:

30/01/2024 15:49









Property Type: House Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending December 2023: \$2,371,000

# **Comparable Properties**



17 Lucifer St BALWYN NORTH 3104 (REI)



Price: \$1,910,000 Method: Private Sale Date: 12/10/2023 Property Type: House (Res) Agent Comments

Agent Comments



32 Bolinda Rd BALWYN NORTH 3104 (REI)



Price: \$1,900,000 Method: Sold Before Auction Date: 04/11/2023 Property Type: House (Res) Land Size: 706 sqm approx



123 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,780,000 Method: Private Sale Date: 02/12/2023 Property Type: House Land Size: 676 sqm approx

## Account - Jellis Craig | P: 98305966



propertydata

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