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	54-56 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

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

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

Median sale price

Median price $2,282,000 Property Type House Suburb Balwyn North

Period - From 01/10/2022 to 31/12/2022 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	68 Greythorn Rd BALWYN NORTH 3104	$3,020,000	25/10/2022
2	56 Cascade St BALWYN NORTH 3104	$2,800,000	28/09/2022
3	11 Jacka St BALWYN NORTH 3104	$2,715,000	10/10/2022

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: 07/02/2023 13:10

54-56 Mountain View Road, Balwyn North Vic 3104



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Property Type:
Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
December quarter 2022: $2,282,000

Comparable Properties



68 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

5 4 3

Agent Comments

Price: $3,020,000
Method: Private Sale
Date: 25/10/2022
Property Type: House (Res)
Land Size: 1022 sqm approx



56 Cascade St BALWYN NORTH 3104 (REI/VG)

4 2 2

Agent Comments

Price: $2,800,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 997 sqm approx



11 Jacka St BALWYN NORTH 3104 (REI)

3 2 4

Agent Comments

Price: $2,715,000
Method: Private Sale
Date: 10/10/2022
Property Type: House
Land Size: 1033 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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