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	56 Cascade Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,850,000

Median sale price

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

Period - From 19/09/2021 to 18/09/2022 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	36 The Boulevard BALWYN NORTH 3104	$2,880,000	13/08/2022
2	41 Riverside Av BALWYN NORTH 3104	$2,815,000	19/03/2022
3	50 Hatfield St BALWYN NORTH 3104	$2,800,000	09/09/2022

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: 19/09/2022 10:18

56 Cascade Street, Balwyn North Vic 3104



4 2 2

Rooms: 8
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
19/09/2021 - 18/09/2022: $2,300,000

Comparable Properties



36 The Boulevard BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,880,000
Method: Auction Sale
Date: 13/08/2022
Property Type: House (Res)

Agent Comments



41 Riverside Av BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $2,815,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



50 Hatfield St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,800,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 872 sqm approx

Agent Comments

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

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