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	2a Hosken Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,618,000 Property Type Townhouse Suburb Balwyn North

Period - From 15/08/2021 to 14/08/2022 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	2/3 Parring Rd BALWYN 3103	$1,710,000	13/04/2022
2	2/20 Parring Rd BALWYN 3103	$1,705,000	07/03/2022
3	2/32 Belgrove Av BALWYN 3103	$1,660,000	19/02/2022

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: 15/08/2022 17:12

2a Hosken Street, Balwyn North Vic 3104



3 2 2

Property Type: Townhouse
Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median Townhouse Price
15/08/2021 - 14/08/2022: $1,618,000

Comparable Properties



2/3 Parring Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,710,000
Method: Private Sale
Date: 13/04/2022
Property Type: Unit

Agent Comments



2/20 Parring Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,705,000
Method: Sold Before Auction
Date: 07/03/2022
Property Type: Unit

Agent Comments



2/32 Belgrove Av BALWYN 3103 (REI/VG)

3 2 2

Price: $1,660,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit
Land Size: 301 sqm approx

Agent Comments

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

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