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	11 Hedderwick Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $3,000,000

Median sale price

Median price $2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 to 30/06/2023 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	5 Victoria Cr MONT ALBERT 3127	$3,320,000	26/08/2023
2	2 Cumberland Av BALWYN NORTH 3104	$3,100,000	11/07/2023
3	5 Helston St BALWYN NORTH 3104	$2,976,000	08/07/2023

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: 18/09/2023 09:07

11 Hedderwick Street, Balwyn North Vic 3104



4 3 4

Rooms: 7
Property Type: House (Res)
Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000
Median House Price
Year ending June 2023: $2,307,500

Comparable Properties



5 Victoria Cr MONT ALBERT 3127 (REI)

5 2 3

Price: $3,320,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



2 Cumberland Av BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $3,100,000
Method: Private Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



5 Helston St BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,976,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)

Agent Comments

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

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