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	28 Hosken Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $4,400,000 & $4,800,000

Median sale price

Median price $2,360,000 Property Type House Suburb Balwyn North

Period - From 01/07/2021 to 30/06/2022 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	289 Belmore Rd BALWYN NORTH 3104	$4,630,000	21/07/2022
2	17 Albury Rd BALWYN NORTH 3104	$4,600,000	05/09/2022
3	25 Corby St BALWYN NORTH 3104	$4,500,000	01/04/2022

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: 28/09/2022 09:57

28 Hosken Street, Balwyn North Vic 3104

RT Edgar

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5 3 2

Property Type: House
Land Size: 1032 sqm approx

Agent Comments

Indicative Selling Price
$4,400,000 - $4,800,000
Median House Price
Year ending June 2022: $2,360,000

Comparable Properties



289 Belmore Rd BALWYN NORTH 3104 (REI)

4 4 3

Price: $4,630,000
Method: Private Sale
Date: 21/07/2022
Property Type: House
Land Size: 995 sqm approx

Agent Comments



17 Albury Rd BALWYN NORTH 3104 (VG)

5 - -

Price: $4,600,000
Method: Sale
Date: 05/09/2022
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments



25 Corby St BALWYN NORTH 3104 (REI/VG)

5 4 2

Price: $4,500,000
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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