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<br>Including suburb and postcode | 1 Hilary Court, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $1,900,000 & $2,070,000

## Median sale price

Median price $2,961,500 Property Type House Suburb Balwyn

Period - From 13/06/2023 to 12/06/2024 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 | 13 Kalonga Rd BALWYN NORTH 3104 | $2,040,000 | 23/03/2024 |
| 2 | 4 Citron Av BALWYN NORTH 3104 | $1,900,000 | 03/02/2024 |
| 3 | | | |

**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: 13/06/2024 13:15

# 1 Hilary Court, Balwyn Vic 3103




3 1 1

**Property Type:** House
**Land Size:** 731 sqm approx

Agent Comments

**Indicative Selling Price**
$1,900,000 - $2,070,000
**Median House Price**
13/06/2023 - 12/06/2024: $2,961,500

## Comparable Properties



**13 Kalonga Rd BALWYN NORTH 3104 (REI)**

3 2 2

**Price:** $2,040,000
**Method:** Auction Sale
**Date:** 23/03/2024
**Property Type:** House (Res)
**Land Size:** 692 sqm approx

Agent Comments



**4 Citron Av BALWYN NORTH 3104 (REI)**

5 2 4

**Price:** $1,900,000
**Method:** Auction Sale
**Date:** 03/02/2024
**Property Type:** House (Res)
**Land Size:** 600 sqm approx

Agent Comments

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.

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472

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