

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

52 Viewhill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,448,000

Property Type

House

Suburb

Balwyn North

Period - From

01/04/2024

to

30/06/2024

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	20 Viewpoint Rd BALWYN NORTH 3104	\$2,400,000	24/08/2024
2	52 Hedderwick St BALWYN NORTH 3104	\$2,540,000	20/07/2024
3	4 Sylvander St BALWYN NORTH 3104	\$2,490,000	10/05/2024

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:

11/09/2024 17:16

52 Viewhill Road, Balwyn North Vic 3104

**Jellis
Craig**

Patrick Dennis
03 9831 2815
0409 321 159

patrickdennis@jellisrcraig.com.au

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2024: \$2,448,000



4 2 4

Rooms: 9

Property Type: House

Land Size: 726 sqm approx

Comparable Properties



20 Viewpoint Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 650 sqm approx



52 Hedderwick St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,540,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 711 sqm approx



4 Sylvander St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 4

Price: \$2,490,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 800 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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