

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 8 Hillview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,856,500

House X

Suburb Balwyn North

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2017: \$1,856,500

Comparable Properties

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.