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**Indicative Selling Price**

\$1,480,000

**Median House Price**

June quarter 2018: \$1,780,000



4   2   1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

Agent Comments

## Comparable Properties



**43 Gardenia Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 777.50 sqm approx



**14 Trentwood Av BALWYN NORTH 3104 (VG)**

Agent Comments

3   -   -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 03/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 682 sqm approx

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.

## 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 Hedderwick Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,480,000

#### Median sale price

Median price \$1,780,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/04/2018

to 30/06/2018

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		
2		
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.