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	4 Highview Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 01/10/2021 to 30/09/2022 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	2 Highview Rd BALWYN NORTH 3104	$1,625,000	20/08/2022
2	4 Oravel St BALWYN NORTH 3104	$1,540,000	24/10/2022
3	143 Doncaster Rd BALWYN NORTH 3104	$1,495,000	20/07/2022

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: 05/12/2022 10:04

4 Highview Road, Balwyn North Vic 3104



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000
Median House Price
Year ending September 2022: $2,350,000

Comparable Properties



2 Highview Rd BALWYN NORTH 3104 (REI/VG)

3 1 2

Price: $1,625,000
Method: Private Sale
Date: 20/08/2022
Property Type: House
Land Size: 736 sqm approx

Agent Comments



4 Oravel St BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,540,000
Method: Private Sale
Date: 24/10/2022
Property Type: House
Land Size: 590 sqm approx

Agent Comments



143 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

3 1 1

Price: $1,495,000
Method: Private Sale
Date: 20/07/2022
Property Type: House
Land Size: 637 sqm approx

Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999

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