

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

24 Hosken Street, Balwyn North, VIC 3104

### Indicative selling price

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

Range between

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

### Median sale price

Median price  
\$ 1,650,000

House

\*Delete house or unit as applicable

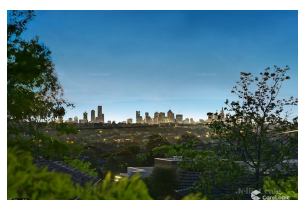
Suburb  
BALWYN NORTH

Period  
03/02/2019 - 02/08/2019

Source  
CoreLogic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



27 TUXEN STREET  
BALWYN NORTH

3 2 2

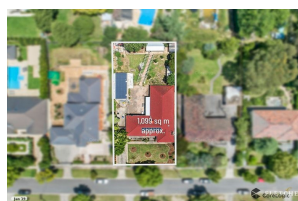
Normal Sale \$2,150,000  
Date Sold 02/04/2019  
Land 920 sqm



25 CHELMSFORD STREET  
BALWYN NORTH

4 3 2

Private Treaty \$2,045,000  
Date Sold 23/03/2019  
Land 1010 sqm



46 FERDINAND AVENUE  
BALWYN NORTH

3 3 2

Private Treaty \$2,075,000  
Date Sold 09/02/2019  
Land 1099 sqm

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