

# 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

1/13 Weir Street, Balwyn Vic 3103

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,575,000 Property Type Townhouse Suburb Balwyn

Period - From 03/10/2022 to 02/10/2023 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	2/20 Brenbeal St BALWYN 3103	\$1,580,000	05/08/2023
2	3/226 Belmore Rd BALWYN 3103	\$1,570,000	23/09/2023
3	3/53 Yerrin St BALWYN 3103	\$1,500,000	27/04/2023

**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:

03/10/2023 12:13

1/13 Weir Street, Balwyn Vic 3103



3 3 DLUG

**Property Type:** Townhome

Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median Townhouse Price**  
03/10/2022 - 02/10/2023: \$1,575,000

## Comparable Properties



**2/20 Brenbeal St BALWYN 3103 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Townhouse (Res)



**3/226 Belmore Rd BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 209 sqm approx



**3/53 Yerrin St BALWYN 3103 (VG)**

Agent Comments

3 - -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 27/04/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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