

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

16 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$3,003,000 Property Type House Suburb Balwyn

Period - From 01/01/2023 to 31/12/2023 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	39 Hosken St BALWYN NORTH 3104	\$3,210,000	24/02/2024
2	2 Frank St BALWYN NORTH 3104	\$2,950,000	17/02/2024
3	47 Sutton St BALWYN NORTH 3104	\$2,735,000	24/02/2024

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:

14/03/2024 10:32



0
 0

Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,080,000
Median House Price
 Year ending December 2023: \$3,003,000

Comparable Properties



39 Hosken St BALWYN NORTH 3104 (REI)

Agent Comments

4
 2
 2

Price: \$3,210,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1149 sqm approx



2 Frank St BALWYN NORTH 3104 (REI)

Agent Comments

4
 1
 2

Price: \$2,950,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 807 sqm approx



47 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments

5
 2
 1

Price: \$2,735,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Account - Jellis Craig | P: 98305966