## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,800,000		&		\$3,080,000			
Median sale p	rice							
Median price	\$3,003,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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









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)



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

Agent Comments

Agent Comments



Price: \$2,950,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 807 sqm approx

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47 Sutton St BALWYN NORTH 3104 (REI)

2 Frank St BALWYN NORTH 3104 (REI)

**6** 2



Agent Comments

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

#### Account - Jellis Craig | P: 98305966



propertydata

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