

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

162 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Balwyn

Period - From 17/10/2022 to 16/10/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

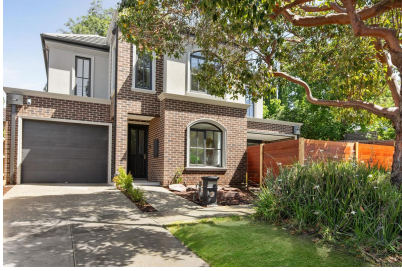
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2a Carson Av MONT ALBERT 3127	\$2,120,000	22/06/2023
2	1a Inglisby Rd MONT ALBERT 3127	\$2,080,000	16/09/2023
3	3/33 Kireep Rd BALWYN 3103	\$2,000,000	12/10/2023

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: 17/10/2023 11:29



4 3 2

Rooms: 7
Property Type:
House

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
17/10/2022 - 16/10/2023: \$2,900,000

Comparable Properties



2a Carson Av MONT ALBERT 3127 (REI/VG)

Agent Comments

4 3 2

Price: \$2,120,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 273 sqm approx



1a Inglisby Rd MONT ALBERT 3127 (REI)

Agent Comments

3 3 2

Price: \$2,080,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 337 sqm approx



3/33 Kireep Rd BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 12/10/2023
Property Type: Townhouse (Res)
Land Size: 219 sqm approx