

# 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 3/9 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$961,500 Property Type Unit Suburb Balwyn

Period - From 01/04/2023 to 30/06/2023 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	229 Mont Albert Rd SURREY HILLS 3127	\$1,530,000	16/05/2023
2	2/45 Elliott Av BALWYN 3103	\$1,530,000	27/05/2023
3	1/4 Iramoo St BALWYN 3103	\$1,506,000	17/06/2023

**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: 06/10/2023 13:50

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**Indicative Selling Price**  
\$1,400,000 - \$1,540,000

**Median Unit Price**  
June quarter 2023: \$961,500



 3  2  2

**Rooms:** 6  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**229 Mont Albert Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 16/05/2023  
**Property Type:** House  
**Land Size:** 336 sqm approx



**2/45 Elliott Av BALWYN 3103 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** Unit



**1/4 Iramoo St BALWYN 3103 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,506,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** Unit

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799