

# 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

79 Winmalee Road, 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 \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,900,000

Property Type House

Suburb Balwyn

Period - From 01/10/2022

to 30/09/2023

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	10 Relowe Cr BALWYN 3103	\$2,120,000	28/10/2023
2	43a Narrak Rd BALWYN 3103	\$2,080,000	04/08/2023
3	1/13 Weir St BALWYN 3103	\$2,005,000	28/10/2023

**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:

30/10/2023 10:02



 3
  2
  2

**Property Type:** House  
**Land Size:** 516 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,950,000 - \$2,145,000  
**Median House Price**  
 Year ending September 2023: \$2,900,000

## Comparable Properties



10 Relowe Cr BALWYN 3103 (REI)

Agent Comments

 4
  2
  2

**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)



43a Narrak Rd BALWYN 3103 (REI)

Agent Comments

 3
  2
  2

**Price:** \$2,080,000  
**Method:** Sold Before Auction  
**Date:** 04/08/2023  
**Property Type:** House (Res)



1/13 Weir St BALWYN 3103 (REI)

Agent Comments

 3
  3
  2

**Price:** \$2,005,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)

Account - VICPROP