

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 84 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 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	21 Mountain View Rd BALWYN NORTH 3104	\$2,760,000	21/10/2023
2	92 Winmalee Rd BALWYN 3103	\$2,750,000	23/10/2023
3	90 Winmalee Rd BALWYN 3103	\$2,705,000	19/08/2023

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: 02/11/2023 15:24



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Property Type: House
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 September quarter 2023: \$3,240,250

Comparable Properties



21 Mountain View Rd BALWYN NORTH 3104 (REI) Agent Comments

3 1 3

Price: \$2,760,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 795 sqm approx



92 Winmalee Rd BALWYN 3103 (REI) Agent Comments

5 3 2

Price: \$2,750,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 656 sqm approx



90 Winmalee Rd BALWYN 3103 (REI) Agent Comments

4 1 -

Price: \$2,705,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx

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