

# 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 92 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,985,000 Property Type House 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	3 Hamilton St BALWYN 3103	\$2,900,000	03/06/2023
2	90 Winmalee Rd BALWYN 3103	\$2,705,000	19/08/2023
3	12 Parkdale Av BALWYN 3103	\$2,670,000	16/09/2023

**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: 26/09/2023 17:36



5   3   2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,800,000  
**Median House Price**  
 June quarter 2023: \$2,985,000

## Comparable Properties



**3 Hamilton St BALWYN 3103 (REI)**

Agent Comments

4   1   2

**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 671 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



**12 Parkdale Av BALWYN 3103 (REI)**

Agent Comments

4   3   2

**Price:** \$2,670,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511