

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

98 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$3,003,000 Property Type House Suburb Balwyn

Period - From 01/01/2023 to 31/12/2023 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.

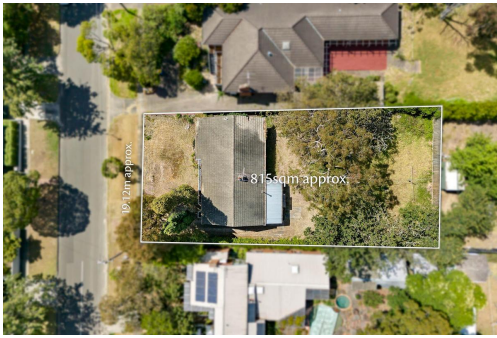
	Address of comparable property	Price	Date of sale
1	58 Monash Av BALWYN 3103	\$3,200,000	07/10/2023
2	2 Frank St BALWYN NORTH 3104	\$2,950,000	17/02/2024
3	17 Kalimna St BALWYN 3103	\$2,950,000	23/09/2023

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:

19/02/2024 15:26



3 1 2

Property Type: Land

Land Size: 816 sqm approx

Comparable Properties



58 Monash Av BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$3,200,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 730 sqm approx



2 Frank St BALWYN NORTH 3104 (REI)

Agent Comments

4 1 2

Price: \$2,950,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 807 sqm approx



17 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$2,950,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 671 sqm approx