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

117 Winfield Road, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,550,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,360,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/07/2021	to	30/06/2022	2	So	urce	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 sixmonths 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		
2		
3		

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.

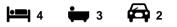
This Statement of Information was prepared on:

08/09/2022 17:40



RT Edgar





Property Type: House Land Size: 610 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price Year ending June 2022: \$2,360,000

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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