

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

Range between \$1,950,000

&

\$2,100,000

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	29 Willis St BALWYN NORTH 3104	\$2,040,000	21/10/2023
3	32 Bolinda Rd BALWYN NORTH 3104	\$1,900,000	04/11/2023

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:

17/11/2023 23:23



3
 2
 2

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

Indicative Selling Price
 \$1,950,000 - \$2,100,000
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)



29 Willis St BALWYN NORTH 3104 (REI)

Agent Comments

4
 2
 2

Price: \$2,040,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 680 sqm approx



32 Bolinda Rd BALWYN NORTH 3104 (REI)

Agent Comments

3
 2
 3

Price: \$1,900,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 706 sqm approx

Account - VICPROP