

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 3/9 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$850,000

Property Type Unit

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	24/6 Balwyn Rd CANTERBURY 3126	\$1,300,000	16/11/2023
2	4/3 Windsor Cr SURREY HILLS 3127	\$1,277,000	14/10/2023
3	1/24 Rochester Rd CANTERBURY 3126	\$1,253,000	29/07/2023

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:

08/12/2023 08:20



 3
  2
  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$1,300,000

Median Unit Price

September quarter 2023: \$850,000

Comparable Properties



24/6 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments

 3
  2
  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Unit



4/3 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

 3
  1
  1

Price: \$1,277,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit



1/24 Rochester Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,253,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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