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

3/26 Weir Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$560,000		&		\$610,000			
Median sale pr	rice							
Median price	\$827,500	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/10 Clyde St SURREY HILLS 3127	\$609,000	22/05/2021
2	7/10 Clyde St SURREY HILLS 3127	\$599,500	25/05/2021
3	5/19 Scheele St SURREY HILLS 3127	\$590,000	22/09/2021

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:

08/10/2021 13:14



3/26 Weir Street, Balwyn Vic 3103

RT Edgar





Rooms: 5 Property Type: Flat Agent Comments

Indicative Selling Price \$560,000 - \$610,000 **Median Unit Price** June quarter 2021: \$827,500

Comparable Properties



3/10 Clyde St SURREY HILLS 3127 (REI/VG)



Price: \$609,000 Method: Auction Sale Date: 22/05/2021 Property Type: Apartment



7/10 Clyde St SURREY HILLS 3127 (REI/VG)

Agent Comments

Agent Comments





Price: \$599,500 Method: Sold Before Auction Date: 25/05/2021 Property Type: Unit

5/19 Scheele St SURREY HILLS 3127 (REI)



Agent Comments



Price: \$590.000 Method: Sold Before Auction Date: 22/09/2021 Property Type: Unit

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





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