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

90 Winmalee Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$2,450,000		&		\$2,650,000				
Median sale price									
Median price	\$2,887,500	Pro	Property Type		House		Suburb	Balwyn	
Period - From	27/07/2022	to	26/07/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	7 Viewhill Rd BALWYN NORTH 3104	\$2,650,000	16/05/2023
2	12 Belgrove Av BALWYN 3103	\$2,550,000	25/03/2023
3	31 Reading Av BALWYN NORTH 3104	\$2,462,000	24/06/2023

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:

27/07/2023 13:28



Mc**Grath**





Property Type: Land Size: 650 sqm approx Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$2,450,000 - \$2,650,000 Median House Price 27/07/2022 - 26/07/2023: \$2,887,500

Comparable Properties

Sold	7 Viewhill Rd BALWYN NORTH 3104 (REI) 4 2 3 Price: \$2,650,000 Method: Private Sale Date: 16/05/2023 Property Type: House	Agent Comments
	12 Belgrove Av BALWYN 3103 (REI/VG) 3 2 2 2 Price: \$2,550,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments
	31 Reading Av BALWYN NORTH 3104 (REI) 4 1 2 2 Price: \$2,462,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 869 sqm approx	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.