

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 between \$2,450,000

&

\$2,650,000

Median sale price

Median price \$2,887,500

Property Type House

Suburb Balwyn

Period - From 27/07/2022

to

26/07/2023

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	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:

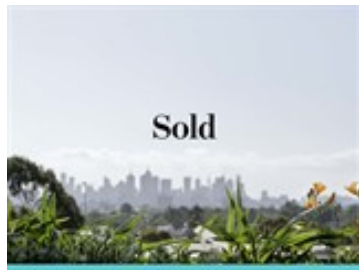
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Property Type:
Land Size: 650 sqm approx
Agent Comments

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

Comparable Properties



7 Viewhill Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 16/05/2023
Property Type: House



12 Belgrove Av BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,550,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 698 sqm approx



31 Reading Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,462,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 869 sqm approx