## 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

3/6 Westminster Street, Balwyn Vic 3103

#### Indicative selling price

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

Single price \$835,000

#### Median sale price

Median price	\$895,000	Pro	perty Type Uni	t	S	Suburb	Balwyn
Period - From	01/04/2020	to	31/03/2021	Sou	urce F	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.

Add	dress of comparable property	Price	Date of sale
1	2/22 Langford St, Surrey Hills, Vic 3127, Australia	\$826,500	01/05/2021
2	4/12 Raynes St BALWYN 3103	\$825,000	28/03/2021
3	7/28-30 Jersey St BALWYN 3103	\$850,000	29/03/2021

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:

10/05/2021 09:58









**Property Type:** Unit Agent Comments

Indicative Selling Price \$835,000 Median Unit Price Year ending March 2021: \$895,000

# **Comparable Properties**



2/22 Langford St, Surrey Hills, Vic 3127, Australia (REI)



Price: \$826,500 Method: Date: 01/05/2021 Property Type: Unit Agent Comments

Agent Comments



Price: \$825,000 Method: Auction Sale Date: 28/03/2021

Property Type: Unit

2

7/28-30 Jersey St BALWYN 3103 (REI)

4/12 Raynes St BALWYN 3103 (REI)



Agent Comments



Price: \$850,000 Method: Private Sale Date: 29/03/2021 Property Type: Unit Land Size: 145 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



Propertydata propertydata

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.