

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 this price see consumer.vic.gov.au/underquoting

Single price

\$835,000

Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/04/2020

to

31/03/2021

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 | 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



2 1 1

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)

Agent Comments

2 1 1

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



4/12 Raynes St BALWYN 3103 (REI)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 2

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