

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

G01/20 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$947,500

House

Unit

X

Suburb Balwyn

Period - From 01/07/2018

to

30/09/2018

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	301/188 Whitehorse Rd BALWYN 3103	\$411,000	01/06/2018
2	306/184 Whitehorse Rd BALWYN 3103	\$428,500	03/07/2018
3	108/342 Whitehorse Rd BALWYN 3103	\$495,000	04/05/2018

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.

Steve Burke

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Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

September quarter 2018: \$947,500



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Rooms:**Property Type:** Apartment**Agent Comments**

A super stylish ground floor apartment on the Village edge, this 1-bedroom home holds premier position in a boutique group designed by award-winning Bruce Henderson architects. With more privacy than you would ever think possible, the superb bedroom and sleek a Miele kitchen.

Comparable Properties



301/188 Whitehorse Rd BALWYN 3103
(REI/VG)

Agent Comments

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Price: \$411,000**Method:** Private Sale**Date:** 01/06/2018**Rooms:** 2**Property Type:** Apartment

306/184 Whitehorse Rd BALWYN 3103
(REI/VG)

Agent Comments

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Price: \$428,500**Method:** Private Sale**Date:** 03/07/2018**Rooms:** -**Property Type:** Apartment

108/342 Whitehorse Rd BALWYN 3103
(REI/VG)

Agent Comments

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 1

Price: \$495,000**Method:** Private Sale**Date:** 04/05/2018**Rooms:** -**Property Type:** Apartment