

# 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

12a Westminster Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$2,280,000

Property Type House

Suburb Balwyn

Period - From 01/10/2019

to 30/09/2020

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	1a lan St BALWYN 3103	\$1,460,000	10/07/2020
2	23 Laing St MONT ALBERT 3127	\$1,478,000	29/04/2020
3	543a Whitehorse Rd SURREY HILLS 3127	\$1,500,000	11/06/2020

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:

12/10/2020 15:35



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median House Price**

Year ending September 2020: \$2,280,000

## Comparable Properties



**1a Ian St BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 10/07/2020

**Property Type:** Townhouse (Res)



**23 Laing St MONT ALBERT 3127 (VG)**

Agent Comments

3 - -

**Price:** \$1,478,000

**Method:** Sale

**Date:** 29/04/2020

**Property Type:** House (Res)

**Land Size:** 331 sqm approx



**543a Whitehorse Rd SURREY HILLS 3127 (REI)**

Agent Comments

3 2 4

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 11/06/2020

**Property Type:** House

**Land Size:** 328 sqm approx