

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

1/4 Woods Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$818,000

House

Unit

X

Suburb

Balwyn

Period - From 01/01/2018

to

31/12/2018

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	1/3 Parring Rd BALWYN 3103	\$1,370,000	25/08/2018
2	1/51 Wandsworth Rd SURREY HILLS 3127	\$1,325,000	12/12/2018
3	2/5 Burroughs Rd BALWYN 3103	\$1,300,000	22/10/2018

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.



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$1,350,000
Median Unit Price
 Year ending December 2018: \$818,000

Comparable Properties



1/3 Parring Rd BALWYN 3103 (REI)

Agent Comments

2 2 3

Price: \$1,370,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 4
Property Type: Apartment



1/51 Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,325,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: Unit



2/5 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

3 2 3

Price: \$1,300,000
Method: Private Sale
Date: 22/10/2018
Rooms: 6
Property Type: Unit