# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 10/34 Weir Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$579,000									
Median sale price										
Median price	\$827,500	Pro	operty Type	Jnit		Suburb	Balwyn			
Period - From	14/10/2020	to	13/10/2021	So	urce	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	7/10 Clyde St SURREY HILLS 3127	\$599,500	25/05/2021
2	2/18 Weir St BALWYN 3103	\$575,000	06/06/2021
3	12/47 Yerrin St BALWYN 3103	\$560,000	25/06/2021

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:

14/10/2021 12:08









Property Type: Unit Agent Comments

**Indicative Selling Price** \$579,000 **Median Unit Price** 14/10/2020 - 13/10/2021: \$827,500

# **Comparable Properties**



7/10 Clyde St SURREY HILLS 3127 (REI/VG)





Price: \$599,500 Method: Sold Before Auction Date: 25/05/2021 Property Type: Unit

2/18 Weir St BALWYN 3103 (REI/VG)

Agent Comments

Agent Comments



Price: \$575,000 Method: Private Sale Date: 06/06/2021 Property Type: Unit

2

12/47 Yerrin St BALWYN 3103 (REI/VG)



Agent Comments



Price: \$560.000 Method: Auction Sale Date: 25/06/2021 Property Type: Apartment

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



propertydata

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