

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

10/34 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Balwyn

Period - From

14/10/2020

to

13/10/2021

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	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



2 1 1

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)

Agent Comments

2 1 1

Price: \$599,500

Method: Sold Before Auction

Date: 25/05/2021

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 06/06/2021

Property Type: Unit



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

Agent Comments

2 1 1

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