

# 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

8/28 Weir 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)

Single price

\$550,000

### Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/07/2018

to

30/06/2019

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	3/8-12 Parring Rd BALWYN 3103	\$550,000	09/04/2019
2	13/3-5 Kireep Rd BALWYN 3103	\$543,000	28/05/2019
3	4/28 Weir St BALWYN 3103	\$520,000	10/08/2019

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:

16/09/2019 10:48



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**Property Type:** Flat

**Agent Comments**

**Indicative Selling Price**

\$550,000

**Median Unit Price**

Year ending June 2019: \$860,000

## Comparable Properties



**3/8-12 Parring Rd BALWYN 3103 (VG)**

**Agent Comments**

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**Price:** \$550,000

**Method:** Sale

**Date:** 09/04/2019

**Property Type:** Strata Unit/Flat



**13/3-5 Kireep Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

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**Price:** \$543,000

**Method:** Private Sale

**Date:** 28/05/2019

**Rooms:** 3

**Property Type:** Apartment



**4/28 Weir St BALWYN 3103 (REI)**

**Agent Comments**

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**Price:** \$520,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Apartment