

# 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

146-148 Winmalee Road, 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 \$5,500,000 & \$6,050,000

### Median sale price

Median price \$2,655,000 Property Type House Suburb Balwyn

Period - From 01/04/2021 to 30/06/2021 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	28a Balwyn Rd CANTERBURY 3126	\$6,200,000	12/05/2021
2	46 Faversham Rd CANTERBURY 3126	\$5,400,000	05/05/2021
3	46 Yerrin St BALWYN 3103	\$7,160,000	24/03/2021

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:

02/08/2021 09:56



**Rooms:** 12

**Property Type:** House (Res)

**Land Size:** 3055 sqm approx

Agent Comments

## Comparable Properties



**28a Balwyn Rd CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$6,200,000

**Method:** Private Sale

**Date:** 12/05/2021

**Property Type:** House

**Land Size:** 1599 sqm approx



**46 Faversham Rd CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$5,400,000

**Method:** Sold Before Auction

**Date:** 05/05/2021

**Property Type:** House (Res)

**Land Size:** 1454 sqm approx



**46 Yerrin St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$7,160,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** House (Res)

**Land Size:** 822 sqm approx