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	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$5,500,000		&		\$6,050,0	00		
Median sale p	rice							
Median price	\$2,655,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/04/2021	to	30/06/2021		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.

Ado	dress 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



146-148 Winmalee Road, Balwyn Vic 3103

RT Edgar





Rooms: 12 Property Type: House (Res) Land Size: 3055 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$5,500,000 - \$6,050,000 Median House Price June quarter 2021: \$2,655,000

Comparable Properties

	28a Balwyn Rd CANTERBURY 3126 (REI/VG) 17 🙀 5 🋱 4	Agent Comments		
amp	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) 4 2 2 2 Price: \$5,400,000 Method: Sold Before Auction Date: 05/05/2021 Property Type: House (Res) Land Size: 1454 sqm approx	Agent Comments		
	46 Yerrin St BALWYN 3103 (REI/VG)	Agent Comments		

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.