

# 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

4-5 Rogerson Court, 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 \$2,750,000 & \$3,025,000

### Median sale price

Median price \$2,865,000 Property Type House Suburb Balwyn

Period - From 01/07/2021 to 30/09/2021 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 | 20 Reid St BALWYN 3103         | \$4,950,000 | 05/10/2021   |
| 2 | 35 Winmalee Rd BALWYN 3103     | \$2,850,000 | 17/08/2021   |
| 3 | 5 Clapham St BALWYN 3103       | \$2,750,000 | 16/09/2021   |

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:

17/10/2021 06:55



6 4 2

**Property Type:** House (Res)

**Land Size:** 959 sqm approx

**Agent Comments**

## Comparable Properties



**20 Reid St BALWYN 3103 (REI)**

**Agent Comments**

4 2 2

**Price:** \$4,950,000

**Method:** Sold Before Auction

**Date:** 05/10/2021

**Property Type:** House (Res)

**Land Size:** 1040 sqm approx



**35 Winmalee Rd BALWYN 3103 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,850,000

**Method:** Auction Sale

**Date:** 17/08/2021

**Property Type:** House (Res)

**Land Size:** 771 sqm approx



**5 Clapham St BALWYN 3103 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 16/09/2021

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx