

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

4/27 WEIR STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,063,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$762,000	07-Sep-24
5/11 WINMALEE ROAD BALWYN VIC 3103	\$710,000	03-Aug-24
2/26 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$720,500	20-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 30 September 2024



**1/71 MIDDLESEX ROAD SURREY
HILLS VIC 3127**

2 1 1

Sold Price ^{RS} **\$762,000** ^{UN} Sold Date **07-Sep-24**

Distance **1.85km**



**5/11 WINMALEE ROAD BALWYN
VIC 3103**

2 1 1

Sold Price ^{RS} **\$710,000** Sold Date **03-Aug-24**

Distance **1.02km**



**2/26 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

2 1 1

Sold Price **\$720,500** Sold Date **20-Jul-24**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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