Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/47 Weir Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$865,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/07/2022	to	30/09/2022		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	1/32 Yerrin St BALWYN 3103	\$1,530,000	08/09/2022
2	1/2 Kireep Rd BALWYN 3103	\$1,476,000	09/07/2022
3	2/33 Kent Rd SURREY HILLS 3127	\$1,400,000	04/10/2022

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:

28/11/2022 14:06



3/47 Weir Street, Balwyn Vic 3103

RT Edgar

rfabbro@rtedgar.com.au

Rachael Fabbro 03 8888 2000 0412 547 690





Rooms: 3rd bedroom/ home office Property Type: Villa Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price September quarter 2022: \$865,000

Agent Comments

Double remote garage with attic storage, full laundry with internal access to garage, working gas fire place with mantel, zoned heating & cooling, paved private rear courtyard with electric awning

Comparable Properties



1/32 Yerrin St BALWYN 3103 (REI)

D 2



Price: \$1,530,000 Method: Sold Before Auction Date: 08/09/2022 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments



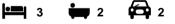
1/2 Kireep Rd BALWYN 3103 (REI/VG)

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Price: \$1,476,000 Method: Auction Sale Date: 09/07/2022 Property Type: Townhouse (Res) Land Size: 285 sqm approx



2/33 Kent Rd SURREY HILLS 3127 (REI/VG)



Price: \$1,400,000 Method: Sold Before Auction Date: 04/10/2022 Property Type: Unit

Land Size: 350 sqm approx

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



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