

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

3/47 Weir Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Balwyn

Period - From 01/07/2022

to

30/09/2022

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	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

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3 2 2

Rooms: 3rd bedroom/ home office

Property Type: Villa

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

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

September quarter 2022: \$865,000

Comparable Properties



1/32 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Sold Before Auction

Date: 08/09/2022

Property Type: Townhouse (Res)



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

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 04/10/2022

Property Type: Unit

Land Size: 350 sqm approx