



STATEMENT OF INFORMATION

4/27 WEIR STREET, BALWYN, VIC 3103

PREPARED BY JANSSEN XIANG, FIRST NATIONAL REAL ESTATE JANSSEN & CO



**first
national**
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/27 WEIR STREET, BALWYN, VIC 3103

2 1 1

Indicative Selling Price

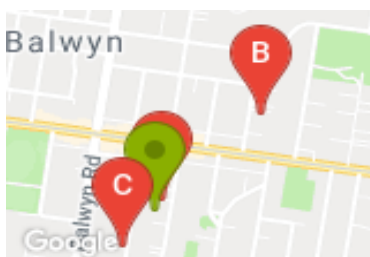
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$660,000

Provided by: Janssen Xiang, First National Real Estate Janssen & Co

MEDIAN SALE PRICE



BALWYN, VIC, 3103

Suburb Median Sale Price (Unit)

\$736,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/31 WEIR ST, BALWYN, VIC 3103

2 1 1

Sale Price

****\$650,000**

Sale Date: 26/06/2018

Distance from Property: 42m



2/10 BRENBEAL ST, BALWYN, VIC 3103

2 1 1

Sale Price

\$782,000

Sale Date: 06/06/2018

Distance from Property: 491m



1/71 ROCHESTER RD, BALWYN, VIC 3103

2 1 1

Sale Price

****\$710,000**

Sale Date: 26/05/2018

Distance from Property: 166m



This report has been compiled on 12/07/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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

Single Price:

\$660,000

Median sale price

Median price

\$736,000

House

Unit

X


Suburb

BALWYN

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
2/31 WEIR ST, BALWYN, VIC 3103	**\$650,000	26/06/2018
2/10 BRENBEAL ST, BALWYN, VIC 3103	\$782,000	06/06/2018
1/71 ROCHESTER RD, BALWYN, VIC 3103	**\$710,000	26/05/2018