

# 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

2/63 Winfield Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$955,000 & \$1,050,000

### Median sale price

Median price \$1,030,000 Property Type Unit Suburb Balwyn North

Period - From 01/10/2018 to 30/09/2019 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 | 5 St Bridgets Rise BALWYN NORTH 3104 | \$965,000   | 12/10/2019   |
| 2 | 6 Forbes Pl BALWYN NORTH 3104        | \$976,000   | 10/07/2019   |
| 3 | 12a Landen Av BALWYN NORTH 3104      | \$1,057,000 | 09/11/2019   |

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:

18/11/2019 17:32



 3  2  2

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$955,000 - \$1,050,000

**Median Unit Price**

Year ending September 2019: \$1,030,000

## Comparable Properties



**5 St Bridgets Rise BALWYN NORTH 3104 (REI)** **Agent Comments**

 3  2  2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)



**6 Forbes PI BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$976,000

**Method:** Private Sale

**Date:** 10/07/2019

**Property Type:** Townhouse (Single)

**Land Size:** 172 sqm approx



**12a Landen Av BALWYN NORTH 3104 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,057,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 289 sqm approx