

## 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

152 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,070,000

Property type

House

Suburb

Balwyn North

Period-from

01 Nov 2020

to

31 Oct 2021

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

35 Tullamore Avenue Doncaster VIC 3108	\$1,825,000	19-Jun-21
9 Kewarren Street Balwyn North VIC 3104	\$2,421,500	21-Aug-21
11 Ventnor Street Balwyn North VIC 3104	\$1,933,500	30-Jan-21

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: 08 November 2021



**35 Tullamore Avenue Doncaster  
VIC 3108**

5 3 2

Sold Price

**\$1,825,000**

Sold Date

**19-Jun-21**

Distance

**0.83km**



**9 Kawarren Street Balwyn North  
VIC 3104**

5 3 2

Sold Price

<sup>RS</sup> **\$2,421,500**

Sold Date

**21-Aug-21**

Distance

**1.03km**



**11 Ventnor Street Balwyn North VIC  
3104**

5 3 2

Sold Price

**\$1,933,500**

Sold Date

**30-Jan-21**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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