

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

65 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,750,000 Property Type House Suburb Balwyn

Period - From 01/01/2023 to 31/03/2023 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	54 Winmalee Rd BALWYN 3103	\$2,838,000	30/03/2023
2	20 Relowe Cr BALWYN 3103	\$2,829,000	06/05/2023
3	20 Carrigal St BALWYN 3103	\$2,730,000	17/03/2023

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:

16/05/2023 21:02



4
 3
 2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

March quarter 2023: \$2,750,000

Comparable Properties

54 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

5
 3
 2

Price: \$2,838,000

Method: Auction Sale

Date: 30/03/2023

Property Type: House (Res)



20 Relowe Cr BALWYN 3103 (REI)

Agent Comments

4
 2
 2

Price: \$2,829,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)



20 Carrigal St BALWYN 3103 (REI)

Agent Comments

4
 3
 2

Price: \$2,730,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

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