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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,970,0	00		
Median sale p	rice							
Median price	\$2,750,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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



RT Edgar





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		
	jen 5 in 3 in 2			
	Price: \$2,838,000			
	Method: Auction Sale			
	Date: 30/03/2023 Property Type: House (Res)			
	20 Relowe Cr BALWYN 3103 (REI) 4 2 2 2 Price: \$2,829,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res)	Agent Comments		
The of	20 Carrigal St BALWYN 3103 (REI) 1 4 1 3 2 2	Agent Comments		
	Price: \$2,730,000			
Elsen a march 22	Method: Private Sale			
	Date: 17/03/2023			

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

Property Type: House





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