## 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	21 Winmalee Road, Balwyn Vic 3103
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,200,000	&	\$2,420,000
---------------------------	---	-------------

### Median sale price

Median price	\$2,260,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/01/2020	to	31/12/2020	S	ource	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

Address of comparable property		Price	Date of sale
1	60 Nungerner St BALWYN 3103	\$2,400,000	24/11/2020
2	9 Para St BALWYN 3103	\$2,300,000	18/10/2020
3	3 Leonard St DEEPDENE 3103	\$2,211,000	12/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/02/2021 12:40





David Fileccia 98301644 0402 026 748 davidfileccia@noeljones.com.au

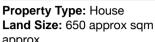
> **Indicative Selling Price** \$2,200,000 - \$2,420,000 **Median House Price**

Year ending December 2020: \$2,260,000









**Agent Comments** 

# Comparable Properties



60 Nungerner St BALWYN 3103 (REI)

**5** 





Price: \$2,400,000 Method: Private Sale Date: 24/11/2020

Property Type: House (Res) Land Size: 647 sqm approx Agent Comments



9 Para St BALWYN 3103 (REI/VG)





Price: \$2,300,000

Method: Sold Before Auction

Date: 18/10/2020

Property Type: House (Res) Land Size: 619 sqm approx **Agent Comments** 



3 Leonard St DEEPDENE 3103 (REI/VG)





Price: \$2,211,000

Method: Sold Before Auction

Date: 12/11/2020

**Property Type:** House (Res) Land Size: 690 sqm approx

**Agent Comments** 

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



