

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

21 Winmalee Road, Balwyn Vic 3103

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

Property Type House

Suburb Balwyn

Period - From 01/01/2020

to 31/12/2020

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/02/2021 12:40



2 1 1

Property Type: House

Land Size: 650 approx sqm
approx

Agent Comments

Comparable Properties



60 Nungerner St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$2,400,000

Method: Private Sale

Date: 24/11/2020

Property Type: House (Res)

Land Size: 647 sqm approx



9 Para St BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,300,000

Method: Sold Before Auction

Date: 18/10/2020

Property Type: House (Res)

Land Size: 619 sqm approx



3 Leonard St DEEPDENE 3103 (REI/VG)

Agent Comments

4 1 2

Price: \$2,211,000

Method: Sold Before Auction

Date: 12/11/2020

Property Type: House (Res)

Land Size: 690 sqm approx