

# 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

2/48 Weir Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$877,500

Property Type Unit

Suburb Balwyn

Period - From 01/10/2020

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 | 134/188 Whitehorse Rd BALWYN 3103     | \$498,000 | 04/12/2020   |
| 2 | 203/220 Canterbury Rd CANTERBURY 3126 | \$480,000 | 30/11/2020   |
| 3 |                                       |           |              |

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:

10/03/2021 17:18

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

December quarter 2020: \$877,500



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**134/188 Whitehorse Rd BALWYN 3103 (VG)**

Agent Comments

 2  -  -

**Price:** \$498,000

**Method:** Sale

**Date:** 04/12/2020

**Property Type:** Strata Unit/Flat

**203/220 Canterbury Rd CANTERBURY 3126 (VG)**

Agent Comments

 1  -  -

**Price:** \$480,000

**Method:** Sale

**Date:** 30/11/2020

**Property Type:** Strata Unit/Flat

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.