Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/48 Weir Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$480,000		&		\$520,000					
Median sale price										
Median price	\$877,500	Pro	operty Type	Unit			Suburb	Balwyn		
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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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Property Type: Apartment Agent Comments

Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2020: \$877,500

Comparable Properties

134/188 Whitehorse Rd BALWYN 3103 (VG) Price: \$498,000 Method: Sale Date: 04/12/2020 Property Type: Strata Unit/Flat	Agent Comments
203/220 Canterbury Rd CANTERBURY 3126 (VG) 1 1 - Contended of the second secon	Agent Comments

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.