

# 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

121a Winmalee Road, 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 \$3,200,000

&

\$3,400,000

### Median sale price

Median price \$2,300,000

Property Type House

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	9 Bevan St BALWYN 3103	\$3,560,000	21/12/2020
2	53 Elliott Av BALWYN 3103	\$3,400,000	06/11/2020
3	25 Cumberland Av BALWYN NORTH 3104	\$3,250,000	10/10/2020

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:

12/02/2021 10:00



 5  4  2

**Rooms:** study

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

Agent Comments

## Comparable Properties



**9 Bevan St BALWYN 3103 (REI)**

Agent Comments

 5  5  2

**Price:** \$3,560,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**53 Elliott Av BALWYN 3103 (REI)**

Agent Comments

 5  5  2

**Price:** \$3,400,000

**Method:** Private Sale

**Date:** 06/11/2020

**Property Type:** House

**Land Size:** 650 sqm approx



**25 Cumberland Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 5  5  2

**Price:** \$3,250,000

**Method:** Private Sale

**Date:** 10/10/2020

**Property Type:** House (Res)

**Land Size:** 640 sqm approx