



PhilipWebb

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## 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

1/22 Bruce 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

\$600,000

&

\$660,000

#### Median sale price

Median price

\$795,000

House

Unit

X

Suburb

Balwyn

Period - From

01/04/2018

to

31/03/2019

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	3/107-109 Balwyn Rd BALWYN 3103	\$650,000	20/11/2018
2	6/35 Weir St BALWYN 3103	\$630,000	04/02/2019
3	6/23 Ross St SURREY HILLS 3127	\$617,000	16/02/2019

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.



**Rooms:**

**Property Type:** Villa

**Land Size:** 223.985 sqm approx

Agent Comments

## Comparable Properties



**3/107-109 Balwyn Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 20/11/2018

**Rooms:** 4

**Property Type:** Villa

**Land Size:** 129 sqm approx



**6/35 Weir St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 04/02/2019

**Rooms:** -

**Property Type:** Unit



**6/23 Ross St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$617,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** 3

**Property Type:** Unit