

James Huang 03 9842 1477 0428 241 085 ihuang@philipwebb.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	pertv	offered	for	sale

Froperty offere	ed ioi sale								
Including subu		1/22 Bruce Street, Balwyn Vic 3103							
Indicative selli	ng price								
For the meaning	of this price see	e consumer.vic.go	v.au/underquoting						
Range betweer	\$600,000	&	\$660,000						
Median sale pr	ice								
Median price	\$795,000	House	Unit X	Suburb Balwyn					
Period - From	01/04/2018	to 31/03/2019	Source RE	IV					

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.

Add	Address of comparable property		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.

Account - Philip Webb





Generated: 06/05/2019 14:49



James Huang 03 9842 1477 0428 241 085 jhuang@philipwebb.com.au

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending March 2019: \$795,000



Rooms:

Property Type: Villa

Land Size: 223.985 sqm approx

Agent Comments

Comparable Properties



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





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)

-2





Price: \$630.000 Method: Private Sale Date: 04/02/2019 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



6/23 Ross St SURREY HILLS 3127 (REI)





Price: \$617,000 Method: Auction Sale Date: 16/02/2019

Rooms: 3

Property Type: Unit

Agent Comments

Account - Philip Webb





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.

Generated: 06/05/2019 14:49