

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

1/14 Weir Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,476,000

Property Type Townhouse

Suburb Balwyn

Period - From 03/11/2020

to

02/11/2021

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	3/6 Parring Rd BALWYN 3103	\$1,560,000	23/10/2021
2	1b Woods St BALWYN 3103	\$1,550,000	24/06/2021
3	16 Kitchener St DEEPDENE 3103	\$1,415,000	30/10/2021

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:

03/11/2021 15:20



 3  2  DLUG

Property Type: Single Level
Residence
Land Size: 345m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
03/11/2020 - 02/11/2021: \$1,476,000

Comparable Properties



3/6 Parring Rd BALWYN 3103 (REI)

Agent Comments

 3  1  2

Price: \$1,560,000
Method: Sold Before Auction
Date: 23/10/2021
Property Type: Townhouse (Single)



1b Woods St BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 24/06/2021
Property Type: House (Res)
Land Size: 317 sqm approx



16 Kitchener St DEEPDENE 3103 (REI)

Agent Comments

 3  1  1

Price: \$1,415,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)