

# 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

140 Winfield Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,385,000

&

\$1,485,000

### Median sale price

Median price \$1,880,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2019

to 30/09/2020

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	34 Hedderwick St BALWYN NORTH 3104	\$1,490,000	02/09/2020
2	7 Citron Av BALWYN NORTH 3104	\$1,421,000	02/05/2020
3	4 Citron Av BALWYN NORTH 3104	\$1,345,000	11/06/2020

**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:

31/10/2020 14:43



**Property Type:** House (Res)

**Land Size:** 705 sqm approx

**Agent Comments**

## Comparable Properties



**34 Hedderwick St BALWYN NORTH 3104 (REI)** **Agent Comments**



**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 02/09/2020

**Rooms:** 4

**Property Type:** House (Res)



**7 Citron Av BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$1,421,000

**Method:** Sold Before Auction

**Date:** 02/05/2020

**Property Type:** House (Res)

**Land Size:** 775 sqm approx



**4 Citron Av BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$1,345,000

**Method:** Private Sale

**Date:** 11/06/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx