

## 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	84 Winmalee Road, Balwyn Vic 3103
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#### Indicative selling price

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

Range between	\$2,500,000	&	\$2,550,000
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#### Median sale price

Median price	\$2,255,500	House	X	Unit		Suburb	Balwyn
Period - From	01/04/2017	to	30/06/2017	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	23 Nungerner St BALWYN 3103	\$2,730,000	16/09/2017
2	13 Tivey Pde BALWYN 3103	\$2,480,000	18/08/2017
3	92 Winmalee Rd BALWYN 3103	\$2,330,000	15/07/2017

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.



 4    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 652 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,500,000 - \$2,550,000  
**Median House Price**  
June quarter 2017: \$2,255,500

## Comparable Properties



23 Nungerner St BALWYN 3103 (REI)

[Agent Comments](#)

 3    2    2

**Price:** \$2,730,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx



13 Tivey Pde BALWYN 3103 (REI)

[Agent Comments](#)

 3    1    2

**Price:** \$2,480,000  
**Method:** Sold Before Auction  
**Date:** 18/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



92 Winmalee Rd BALWYN 3103 (REI)

[Agent Comments](#)

 3    2    4

**Price:** \$2,330,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx