



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7/28 Weir Street,  
BALWYN 3103**

### Indicative selling price

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

**Range \$490,000 - \$539,000**

### Median sale price

Median **Unit** for **BALWYN** for period **Nov 2018 - Nov 2019**

Sourced from **REIV**.

**\$690,750**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**10/34 Weir Street,**  
Balwyn 3103

Price **\$535,000** Sold 31  
October 2019

**8/28 Weir Street,**  
Balwyn 3103

Price **\$550,000** Sold 21  
September 2019

**4/28 Weir Street,**  
Balwyn 3103

Price **\$520,000** Sold 10  
August 2019

This Statement of Information was prepared on 15th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit



2 beds



1 bath



1 parking

### Ross Hunt Real Estate

99-105 Union Road,  
Surrey Hills VIC 3127

### Contact agents



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