

# 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

104 Winmalee Road, Balwyn Vic 3103

### Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Balwyn

Period - From 01/04/2020 to 31/03/2021 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	9 Bevan St BALWYN 3103	\$3,560,000	21/12/2020
2	19 Langford St SURREY HILLS 3127	\$3,500,000	20/03/2021
3	5 Clifton St BALWYN NORTH 3104	\$3,500,000	19/02/2021

**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:

16/04/2021 16:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 585 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,500,000 - \$3,750,000  
**Median House Price**  
 Year ending March 2021: \$2,305,000

## Comparable Properties



**9 Bevan St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$3,560,000  
**Method:** Private Sale  
**Date:** 21/12/2020  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**19 Langford St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$3,500,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx



**5 Clifton St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 19/02/2021  
**Property Type:** House  
**Land Size:** 734 sqm approx