

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 8/28 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$1,021,000 House Unit X Suburb Balwyn

Period - From 01/01/2019 to 31/03/2019 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	3/22 Weir St BALWYN 3103	\$608,000	11/05/2019
2	13/3-5 Kireep Rd BALWYN 3103	\$543,000	28/05/2019
3	513/188 Whitehorse Rd BALWYN 3103	\$520,000	04/02/2019

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.



2 1 1

Rooms:
Property Type: Flat
Land Size: 1122.637 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
March quarter 2019: \$1,021,000

Comparable Properties



3/22 Weir St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$608,000
Method: Auction Sale
Date: 11/05/2019
Rooms: 4
Property Type: Apartment



13/3-5 Kireep Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$543,000
Method: Private Sale
Date: 28/05/2019
Rooms: 3
Property Type: Apartment



513/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 04/02/2019
Rooms: -
Property Type: Apartment