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	201/20 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Balwyn

Period - From 01/01/2022 to 31/03/2022 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	2/62 Metung St BALWYN 3103	$1,298,000	04/12/2021
2	4/216 Belmore Rd BALWYN 3103	$1,220,000	29/03/2022
3	7/12 Weir St BALWYN 3103	$1,176,400	09/02/2022

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: 30/05/2022 14:28

201/20 Weir Street, Balwyn Vic 3103



3 2 2

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median Unit Price
March quarter 2022: $1,050,000

Comparable Properties

2/62 Metung St BALWYN 3103 (REI/VG)

3 2 1

Agent Comments

Price: $1,298,000
Method: Auction Sale
Date: 04/12/2021
Property Type: Unit

4/216 Belmore Rd BALWYN 3103 (VG)

3 - -

Agent Comments

Price: $1,220,000
Method: Sale
Date: 29/03/2022
Property Type: Flat/Unit/Apartment (Res)

7/12 Weir St BALWYN 3103 (VG)

3 - -

Agent Comments

Price: $1,176,400
Method: Sale
Date: 09/02/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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