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	4 Walker Street, Balwyn Vic 3103

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn

Period - From 01/07/2019 to 30/06/2020 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	13 Winson Green Rd CANTERBURY 3126	$2,510,000	03/04/2020
2	59 Sutton St BALWYN NORTH 3104	$2,400,000	27/06/2020
3	29 Hardwicke St BALWYN 3103	$2,300,000	22/04/2020

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: 28/09/2020 17:38

RT Edgar



4 1 2

Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending June 2020: $2,350,000

Comparable Properties



13 Winson Green Rd CANTERBURY 3126 (REI/VG)

4 3 2

Price: $2,510,000
Method: Private Sale
Date: 03/04/2020
Rooms: 7
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



59 Sutton St BALWYN NORTH 3104 (REI/VG)

4 1 2

Price: $2,400,000
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments



29 Hardwicke St BALWYN 3103 (REI)

4 2 2

Price: $2,300,000
Method: Private Sale
Date: 22/04/2020
Property Type: House (Res)
Land Size: 718 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.