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	2/75 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $2,448,000 Property Type House Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 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	3/41 Clifton St BALWYN NORTH 3104	$1,425,000	01/05/2024
2	3/66 Sweyn St BALWYN NORTH 3104	$1,399,999	27/04/2024
3			

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: 10/10/2024 12:16

2/75 Winfield Road, Balwyn North Vic 3104

FLETCHERS



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
June quarter 2024: $2,448,000

Comparable Properties



3/41 Clifton St BALWYN NORTH 3104 (REI/VG) Agent Comments

3 2 2

Price: $1,425,000
Method: Private Sale
Date: 01/05/2024
Property Type: Townhouse (Single)
Land Size: 260 sqm approx



3/66 Sweyn St BALWYN NORTH 3104 (REI/VG) Agent Comments

3 2 2

Price: $1,399,999
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)
Land Size: 229 sqm approx

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.

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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