Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/4 Westminster Street, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$880,000	Pro	perty Type Ur	nit		Suburb	Balwyn
Period - From	01/07/2023	to	30/06/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/26 Windsor Cr SURREY HILLS 3127	\$720,500	20/07/2024
2	5/3 Inglisby Rd MONT ALBERT 3127	\$780,000	15/06/2024
3	2/58 Windsor Cr SURREY HILLS 3127	\$775,000	18/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/08/2024 14:34





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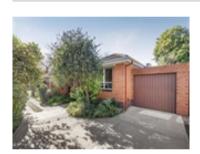
Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** Year ending June 2024: \$880,000



Rooms: 4

Property Type: Unit **Agent Comments**

Comparable Properties



2/26 Windsor Cr SURREY HILLS 3127 (REI)





Price: \$720,500 Method: Auction Sale Date: 20/07/2024 Property Type: Unit

Agent Comments



5/3 Inglisby Rd MONT ALBERT 3127 (REI)

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Price: \$780,000 Method: Auction Sale Date: 15/06/2024 Property Type: Unit

Agent Comments



2/58 Windsor Cr SURREY HILLS 3127 (REI)

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Price: \$775.000 Method: Private Sale Date: 18/04/2024 Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



