

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 2/55-57 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,115,944 Property Type Unit Suburb Balwyn North

Period - From 01/07/2024 to 30/09/2024 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 | 63 Sweyn St BALWYN NORTH 3104 | \$1,060,000 | 01/10/2024 |
| 2 | 2/13 Valda Av MONT ALBERT NORTH 3129 | \$935,000 | 10/08/2024 |
| 3 | 2/360 Doncaster Rd BALWYN NORTH 3104 | \$1,080,000 | 04/05/2024 |

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: 25/10/2024 08:49



3 2 2

Property Type: Townhouse (Single)
Land Size: 221 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$990,000 - \$1,080,000
Median Unit Price
September quarter 2024: \$1,115,944

Comparable Properties



63 Sweyn St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,060,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: Townhouse (Res)



2/13 Valda Av MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

3 2 1

Price: \$935,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 221 sqm approx



2/360 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,080,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222