

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 3/63 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,200,000 Property Type Unit 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	1/1 Gardenia Rd BALWYN NORTH 3104	\$1,198,888	06/07/2024
2	2/54 Maud St BALWYN NORTH 3104	\$1,160,000	25/05/2024
3	2/12 Arama St BALWYN NORTH 3104	\$1,200,000	15/05/2024

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: 07/10/2024 21:30



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median Unit Price
June quarter 2024: \$1,200,000

Comparable Properties



1/1 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,198,888
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Res)
Land Size: 274 sqm approx



2/54 Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,160,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)



2/12 Arama St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: Unit

Account - O'Brien Real Estate Vermont | P: 03 9087 1087