

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

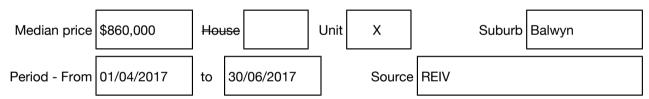
Address 2/30 Weir Street, Balwyn Vic 3103 Including suburb and postcode

Indicative selling price

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

 Range between
 \$680,000
 &
 \$748,000

Median sale price



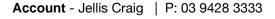
Comparable property sales (*Delete A or B below as applicable)

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 | 4/40 Durham Rd SURREY HILLS 3127 | \$780,000 | 16/06/2017 |
| 2 | 5/4 Raynes St BALWYN 3103 | \$722,500 | 06/06/2017 |
| 3 | 3/103 Strabane Av BALWYN 3103 | \$690,000 | 17/06/2017 |

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.



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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.









Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price June quarter 2017: \$860,000

Comparable Properties

| 4/40 Durham Rd SURREY HILLS 3127 (REI) 2 1 1 1 1 Price: \$780,000 Method: Sold Before Auction Date: 16/06/2017 Rooms: 3 Property Type: Unit | Agent Comments |
|---|----------------|
| Land Size: 149 sqm approx 5/4 Raynes St BALWYN 3103 (REI) 2 1 1 1 Price: \$722,500 Method: Private Sale Date: 06/06/2017 Rooms: 4 Property Type: Unit Land Size: 136 sqm approx | Agent Comments |
| 3/103 Strabane Av BALWYN 3103 (REI) 2 1 1 1 Price: \$690,000 Method: Auction Sale Date: 17/06/2017 Rooms: - Property Type: Unit Land Size: 107 sqm approx | Agent Comments |

Account - Jellis Craig | P: 03 9428 3333

REIV

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