

# 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

88 Belmore Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$3,500,000

&

\$3,850,000

### Median sale price

Median price \$2,967,500

Property Type House

Suburb Balwyn

Period - From 01/07/2023

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		
2		
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:

01/10/2024 09:45



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Property Type: House  
Land Size: 819 sqm approx

Indicative Selling Price  
\$3,500,000 - \$3,850,000  
Median House Price  
Year ending June 2024: \$2,967,500

Agent Comments

The epitome of excellence, thoughtfully designed with Feng Shui elements, high tech function and flawless execution, this distinguished 4 bedroom + 2 study, 4.5 bathroom luxury home is poised to showcase the highest calibre of entertaining.

Comparable Properties

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