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

222 Belmore Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,680,000		&		\$1,800,000			
Median sale price								
Median price	\$2,750,000	Pro	Property Type Hou		se		Suburb	Balwyn
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	367 Belmore Rd BALWYN NORTH 3104	\$1,750,000	10/12/2022
2	96 Belmore Rd BALWYN 3103	\$2,000,000	11/12/2022
3	4 Landen Av BALWYN NORTH 3104	\$1,581,000	25/03/2023

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.

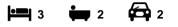
This Statement of Information was prepared on:

27/04/2023 12:15









Property Type: House Land Size: 717 sqm approx Agent Comments Indicative Selling Price \$1,680,000 - \$1,800,000 Median House Price March quarter 2023: \$2,750,000

Comparable Properties

367 Belmore Rd BALWYN NORTH 3104 (REI) 4 2 3 Price: \$1,750,000 Method: Date: 10/12/2022 Property Type: House	Agent Comments Land Size: 742m2 approx.
96 Belmore Rd BALWYN 3103 (REI/VG) 3 1 1 1 Price: \$2,000,000 Method: Auction Sale Date: 11/12/2022 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments
4 Landen Av BALWYN NORTH 3104 (REI) 2 4 2	Agent Comments



Price: \$1,581,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 680 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data .com.au reproduction of that dr will constitute a breact does not warrant the a any person using or re

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.