

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 between \$1,680,000

&

\$1,800,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Balwyn

Period - From 01/01/2023

to

31/03/2023

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	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



 3
  2
  2

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)

Agent Comments

 4
  2
  3

Land Size: 742m2 approx.

Price: \$1,750,000
Method:
Date: 10/12/2022
Property Type: House

96 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$2,000,000
Method: Auction Sale
Date: 11/12/2022
Property Type: House (Res)
Land Size: 650 sqm approx



4 Landen Av BALWYN NORTH 3104 (REI)

Agent Comments

 2
  1
  2

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

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