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

61 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $5,600,000 & $5,950,000

Median sale price

| Median price | $2,305,000 | Property Type | House | Suburb | Balwyn North |

| Period - From | 01/10/2023 | to | 30/09/2024 | 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	62 Stroud St BALWYN 3103	$5,900,000	12/09/2024
2	9 Weir St KEW 3101	$5,650,000	27/07/2024
3	5 Norbert St BALWYN 3103	$6,058,000	10/10/2023

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.~~

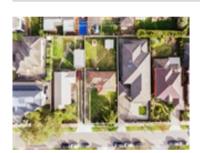This Statement of Information was prepared on: 21/10/2024 10:30

5   5   4

Property Type: House
Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price
$5,600,000 - $5,950,000
Median House Price
Year ending September 2024: $2,305,000

Comparable Properties

62 Stroud St BALWYN 3103 (REI)

5   5   2

Price: $5,900,000
Method: Private Sale
Date: 12/09/2024
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

9 Weir St KEW 3101 (REI)

5   5   6

Price: $5,650,000
Method: Private Sale
Date: 27/07/2024
Property Type: House
Land Size: 755 sqm approx

Agent Comments

5 Norbert St BALWYN 3103 (VG)

4   -   -

Price: $6,058,000
Method: Sale
Date: 10/10/2023
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

Account - VICPROP

REIV THE DIFFERENCE

propertydata.com.au