

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

256 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,000,000

&

\$2,050,000

Median sale price

Median price \$2,865,000

Property Type House

Suburb Balwyn

Period - From 01/07/2021

to

30/09/2021

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	43 Fitzgerald St BALWYN 3103	\$2,190,000	25/10/2021
2	254 Belmore Rd BALWYN 3103	\$2,070,000	26/06/2021
3	6 Kinsale Cr BALWYN 3103	\$2,050,000	06/11/2021

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:

15/11/2021 10:05



 4  2  2

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,050,000
Median House Price
September quarter 2021: \$2,865,000

Comparable Properties



43 Fitzgerald St BALWYN 3103 (REI)

Agent Comments

 3  1  2

Price: \$2,190,000
Method: Sold Before Auction
Date: 25/10/2021
Property Type: House (Res)
Land Size: 724 sqm approx



254 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,070,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 760 sqm approx



6 Kinsale Cr BALWYN 3103 (REI)

Agent Comments

 4  1  1

Price: \$2,050,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 892 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997