

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

3/226 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Balwyn

Period - From 28/08/2022

to

27/08/2023

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	2/6 Parring Rd BALWYN 3103	\$1,480,000	13/04/2023
2	1/6 Ruby St BALWYN 3103	\$1,475,000	12/08/2023
3	2/310 Mont Albert Rd SURREY HILLS 3127	\$1,420,000	18/08/2023

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:

28/08/2023 16:06

3/226 Belmore Road, Balwyn Vic 3103

McGrath

Cherie Sun

03 9889 8800

0450 856 663

cheriesun@mcgrath.com.au

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

28/08/2022 - 27/08/2023: \$1,500,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/6 Parring Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 13/04/2023

Property Type: Townhouse (Res)



1/6 Ruby St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,475,000

Method: Private Sale

Date: 12/08/2023

Property Type: Townhouse (Single)



2/310 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)

Land Size: 193 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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