

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

1/92 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$980,000

Property Type Unit

Suburb Balwyn

Period - From 01/01/2020

to 31/12/2020

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	5/246 Belmore Rd BALWYN 3103	\$1,365,000	20/02/2021
2	2/11 Glenthorn Av BALWYN NORTH 3104	\$1,300,000	22/12/2020
3			

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:

15/04/2021 17:23



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median Unit Price

Year ending December 2020: \$980,000

Comparable Properties



5/246 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)



2/11 Glenthorn Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 22/12/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

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.