

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

27 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn

Period - From 13/04/2020 to 12/04/2021 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	11 Kyora Pde BALWYN NORTH 3104	\$1,625,000	23/12/2020
2	5 Frater St KEW EAST 3102	\$1,821,000	27/03/2021
3	23 Belford Rd KEW EAST 3102	\$1,840,000	13/03/2021

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: 13/04/2021 11:25



Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

13/04/2020 - 12/04/2021: \$2,300,000

Comparable Properties



11 Kyora Pde BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$1,625,000

Method: Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 836 sqm approx



5 Frater St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,821,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House

Land Size: 732 sqm approx



23 Belford Rd KEW EAST 3102 (REI)

Agent Comments



Price: \$1,840,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 719 sqm approx