

# 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

1/15 Belmore Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,450,000 Property Type Townhouse Suburb Balwyn North

Period - From 09/07/2020 to 08/07/2021 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	23 Maylands Av BALWYN NORTH 3104	\$1,262,000	20/03/2021
2	1/191 Balwyn Rd BALWYN NORTH 3104	\$1,290,000	19/02/2021
3	2/23 Clyde St KEW EAST 3102	\$1,235,000	21/01/2021

**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: 09/07/2021 11:00

1/15 Belmore Road, Balwyn North Vic 3104



John Bradbury

9830 1644

0413 772 778

john.bradbury@noeljones.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Townhouse Price**

09/07/2020 - 08/07/2021: \$1,450,000



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**23 Maylands Av BALWYN NORTH 3104**  
(REI/VG)

Agent Comments

2 1 2

**Price:** \$1,262,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 286 sqm approx



**1/191 Balwyn Rd BALWYN NORTH 3104**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 19/02/2021

**Property Type:** Townhouse (Res)



**2/23 Clyde St KEW EAST 3102 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 21/01/2021

**Property Type:** Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.