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									
Range betweer	\$1,200,000		&		\$1,320,000				
Median sale p	rice								
Median price	\$1,450,000	Pro	operty Type	Tow	nhouse		Suburb	Balwyn North	
Period - From	09/07/2020	to	08/07/2021		So	ource	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.

Ade	dress 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



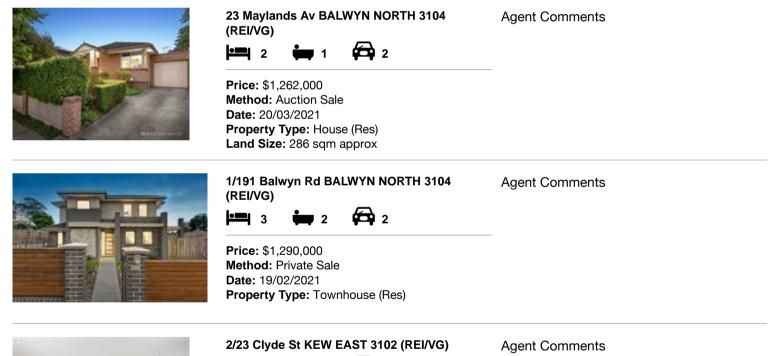




Property Type: Townhouse (Res) Agent Comments John Bradbury 9830 1644 0413 772 778 john.bradbury@noeljones.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median Townhouse Price 09/07/2020 - 08/07/2021: \$1,450,000

Comparable Properties



ò 1



REIV

Price: \$1,235,000 Method: Private Sale Date: 21/01/2021

Property Type: Unit

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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.