

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

101/373 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$980,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2020 to 31/03/2020 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	G05/29 Belgrove Av BALWYN 3103	\$599,000	20/12/2019
2	105/29 Belgrove Av BALWYN 3103	\$585,000	18/02/2020
3	G03/525 Whitehorse Rd SURREY HILLS 3127	\$566,000	11/01/2020

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:

27/05/2020 15:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

March quarter 2020: \$980,000

Comparable Properties



G05/29 Belgrove Av BALWYN 3103 (VG)

Agent Comments

 2  -  -

Price: \$599,000

Method: Sale

Date: 20/12/2019

Property Type: Strata Unit/Flat

105/29 Belgrove Av BALWYN 3103 (VG)

Agent Comments

 2  -  -

Price: \$585,000

Method: Sale

Date: 18/02/2020

Property Type: Strata Unit/Flat

G03/525 Whitehorse Rd SURREY HILLS 3127 (VG)

Agent Comments

 2  -  -

Price: \$566,000

Method: Sale

Date: 11/01/2020

Property Type: Strata Unit/Flat