

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

202/373 Belmore Road Balwyn North VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

G01/525 Whitehorse Road Surrey Hills VIC 3127	\$541,000	10-Aug-19
212/3 Tannock Street Balwyn North VIC 3104	\$530,000	16-Nov-19
2/28 Weir Street Balwyn VIC 3103	\$535,000	06-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 07 January 2020



G01/525 Whitehorse Road Surrey Hills VIC 3127

Sold Price

\$541,000

Sold Date

10-Aug-19

 2  2  1

Distance

1.29km



212/3 Tannock Street Balwyn North VIC 3104

Sold Price

^{RS} **\$530,000**

Sold Date

16-Nov-19

 2  2  1

Distance

1.45km



2/28 Weir Street Balwyn VIC 3103

Sold Price

\$535,000

Sold Date

06-Sep-19

 2  1  1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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