Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/226 Belmore Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,650,000								
Median sale price									
Median price	\$1,480,000	Pro	operty Type Tow	nhouse	Suburb	Balwyn			
Period - From	10/06/2022	to	09/06/2023	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 sixmonths 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	2/198 Belmore Rd BALWYN 3103	\$1,630,000	14/05/2023
2			
3			

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.

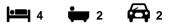
This Statement of Information was prepared on:

10/06/2023 14:36



Mc**Grath**





Property Type: Townhouse (Single) Agent Comments Cherie Sun 03 9889 8800 0450 856 663 cheriesun@mcgrath.com.au

Indicative Selling Price \$1,650,000 Median Townhouse Price 10/06/2022 - 09/06/2023: \$1,480,000

Comparable Properties



2/198 Belmore Rd BALWYN 3103 (REI)



Price: \$1,630,000 Method: Private Sale Date: 14/05/2023 Property Type: Townhouse (Res) Agent Comments

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.

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propertydata



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