

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

2/226 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,480,000

Property Type

Townhouse

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 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	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

2/226 Belmore Road, Balwyn Vic 3103

McGrath

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



4 2 2

Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties



2/198 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 3 2

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

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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