

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

45 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,600,000

Property Type House

Suburb Balwyn

Period - From 11/11/2020

to

10/11/2021

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.~~

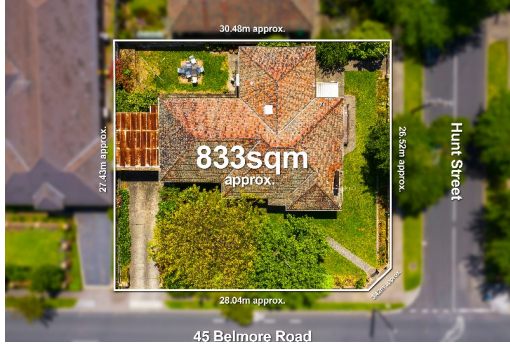
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 982 Burke Rd BALWYN 3103 | \$2,605,000 | 16/10/2021 |
| 2 | | | |
| 3 | | | |

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:

11/11/2021 11:17



Property Type: House / Land
Land Size: 833m2 sqm approx
Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

11/11/2020 - 10/11/2021: \$2,600,000

Comparable Properties



982 Burke Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,605,000
Method: Private Sale
Date: 16/10/2021
Property Type: House
Land Size: 1100 sqm approx

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.