

RT Edgar

STATEMENT OF INFORMATION

26 October 2017

Property offered for sale

1/252 Belmore Road, Balwyn 3103

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price	\$2,255,500	House	X	Unit	Suburb	Balwyn
Period - From	April 2017	to	June 2017	Source	PDOL	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Helena Chow consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 1/5 Dumblane Street, Balwyn North	\$1,485,000	02/09/2017
2. 1/119 Winifred Road, Balwyn North	\$1,561,000	30/07/2017
3. 1/48 Kenny Street, Balwyn North	\$1,575,000	08/07/2017