### 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 61 Belmore Road, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,780,000		&		\$1,860,000			
Median sale p	rice							
Median price	\$1,772,500	Pro	Property Type Hou		ISE		Suburb	Balwyn North
Period - From	01/04/2020	to	30/06/2020		So	urce	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	84 Yerrin St BALWYN 3103	\$1,801,000	08/07/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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:

30/07/2020 11:42



61 Belmore Road, Balwyn North Vic 3104

# Harcourts

BELMORE ROAD 18.8 MapTiler © OpenStrieetMap contributors



**Property Type:** House Agent Comments

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> Indicative Selling Price \$1,780,000 - \$1,860,000 Median House Price June quarter 2020: \$1,772,500

## **Comparable Properties**



84 Yerrin St BALWYN 3103 (REI)

Price: \$1,801,000 Method: Sold Before Auction Date: 08/07/2020 Property Type: House Land Size: 731 sqm approx 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.

Account - Harcourts Manningham | P: 03 9842 8000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.