Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5/29 Belgrove Avenue, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Single price \$580,000

Median sale price

Median price	\$887,500	Pro	perty Type	Jnit		Suburb	Balwyn
Period - From	01/10/2021	to	31/12/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	105/198 Whitehorse Rd BALWYN 3103	\$625,000	24/10/2021
2	203/342 Whitehorse Rd BALWYN 3103	\$620,000	17/12/2021
3	101/525 Whitehorse Rd SURREY HILLS 3127	\$550,000	15/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2022 21:43









Property Type: Unit **Agent Comments**

Indicative Selling Price \$580,000 **Median Unit Price** December quarter 2021: \$887,500

Comparable Properties



105/198 Whitehorse Rd BALWYN 3103

(REI/VG) **---** 2

Price: \$625,000 Method: Private Sale Date: 24/10/2021

Property Type: Apartment

Agent Comments









Price: \$620,000 Method: Sale

Date: 17/12/2021 Property Type: Strata Unit/Flat Agent Comments

Agent Comments



101/525 Whitehorse Rd SURREY HILLS 3127

(REI)

└── 2



Price: \$550.000 Method: Private Sale Date: 15/02/2022

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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