

# 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

5/29 Belgrove Avenue, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$580,000

### Median sale price

Median price

\$887,500

Property Type

Unit

Suburb

Balwyn

Period - From

01/10/2021

to

31/12/2021

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	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 comparable properties 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



2 2 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 24/10/2021

**Property Type:** Apartment



**203/342 Whitehorse Rd BALWYN 3103 (VG)**

**Agent Comments**

2 - -

**Price:** \$620,000

**Method:** Sale

**Date:** 17/12/2021

**Property Type:** Strata Unit/Flat



**101/525 Whitehorse Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 2 1

**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