

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

2/239 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,452,500

Property Type Townhouse

Suburb Balwyn North

Period - From 02/09/2023

to 01/09/2024

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	4 Dee St BALWYN 3103	\$1,625,000	03/08/2024
2	1/6 Bevan St BALWYN 3103	\$1,530,000	28/07/2024
3	3/35 Kenny St BALWYN NORTH 3104	\$1,588,000	17/04/2024

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:

02/09/2024 16:05



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

02/09/2023 - 01/09/2024: \$1,452,500

Comparable Properties



4 Dee St BALWYN 3103 (REI)

Agent Comments

4 3 -

Price: \$1,625,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)



1/6 Bevan St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,530,000

Method: Auction Sale

Date: 28/07/2024

Property Type: Townhouse (Res)

Land Size: 284 sqm approx



3/35 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$1,588,000

Method: Sold Before Auction

Date: 17/04/2024

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802