

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

254 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,950,000

House

X

Unit

Suburb Balwyn

Period - From 01/04/2019

to

30/06/2019

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	40 Alpha St BALWYN NORTH 3104	\$1,970,000	01/06/2019
2	10 Yonga Rd BALWYN 3103	\$1,870,000	25/06/2019
3	71 Yerrin St BALWYN 3103	\$1,710,000	29/06/2019

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.



3 -

Rooms:

Property Type: House

Land Size: 768.231 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2019: \$1,950,000

Comparable Properties



40 Alpha St BALWYN NORTH 3104 (REI)

Agent Comments

2 1 2

Price: \$1,970,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 916 sqm approx



10 Yonga Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,870,000

Method: Private Sale

Date: 25/06/2019

Rooms: -

Property Type: House (Res)



71 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,710,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx