

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

369 BELMORE ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,850,000

&

\$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,093,000

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3A DUNDEE STREET BALWYN VIC 3103	\$3,115,000	09-Feb-22
10 ORAVEL STREET BALWYN NORTH VIC 3104	\$2,888,888	12-Mar-22
10 LIME AVENUE BALWYN NORTH VIC 3104	\$2,960,000	01-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 March 2022

Janssen Xiang
P 03 9978 7872
M 0411 659 290
E janssen.xiang@JanssenCo.com.au



3A DUNDEE STREET BALWYN VIC 3103

Sold Price ^{RS} **\$3,115,000** ^{UN} Sold Date **09-Feb-22**

5 3 3

Distance **1.43km**

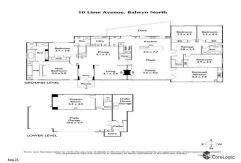


10 ORAVEL STREET BALWYN NORTH VIC 3104

Sold Price ^{RS} **\$2,888,888** ^{UN} Sold Date **12-Mar-22**

5 3 3

Distance **1.94km**



10 LIME AVENUE BALWYN NORTH VIC 3104

Sold Price **\$2,960,000** Sold Date **01-Oct-21**

5 3 3

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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