

# 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

1/306 Belmore Road, 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

\$1,485,000

### Median sale price

Median price

\$2,705,000

Property Type

House

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	1/1 Glenluss St BALWYN 3103	\$1,510,000	19/02/2022
2	3a Kingsley Cr MONT ALBERT 3127	\$1,450,000	01/12/2021
3			

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:

26/03/2022 14:15



3 2 2

**Property Type:** House  
**Land Size:** 515 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,485,000

**Median House Price**  
December quarter 2021: \$2,705,000

## Comparable Properties



1/1 Glenluss St BALWYN 3103 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** Unit  
**Land Size:** 368 sqm approx



3a Kingsley Cr MONT ALBERT 3127 (REI/VG)

**Agent Comments**

3 2 1

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 01/12/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 348 sqm approx

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.