

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

15 Belle Vue Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,602,000 Property Type House Suburb Balwyn North

Period - From 01/07/2018 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	8 Columba St BALWYN NORTH 3104	\$1,500,000	24/08/2019
2	5 Vicars St BALWYN NORTH 3104	\$1,500,000	22/05/2019
3	15 Midvale Av BALWYN NORTH 3104	\$1,431,000	06/04/2019

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.~~

This Statement of Information was prepared on: 16/09/2019

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2019: \$1,602,000



4 2 2

Rooms: 6

Property Type: House

Agent Comments

Comparable Properties



8 Columba St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 4

Price: \$1,500,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: House (Res)



5 Vicars St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 5

Price: \$1,500,000

Method: Private Sale

Date: 22/05/2019

Property Type: House



15 Midvale Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,431,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 7

Property Type: House (Res)

Land Size: 619 sqm approx