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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale pi	rice							
Median price	\$1,602,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress 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



15 Belle Vue Road, Balwyn North Vic 3104







Rooms: 6 Property Type: House Agent Comments

Campbell Ward 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending June 2019: \$1,602,000

Comparable Properties



8 Columba St BALWYN NORTH 3104 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 24/08/2019 Rooms: 5 Property Type: House (Res) Agent Comments



5 Vicars St BALWYN NORTH 3104 (REI)

Agent Comments





Price: \$1,500,000 Method: Private Sale Date: 22/05/2019 Property Type: House



15 Midvale Av BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,431,000 Method: Auction Sale Date: 06/04/2019 Rooms: 7 Property Type: House (Res) Land Size: 619 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.