

# 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

1/226 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)

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$875,000 Property Type 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	4/188 Mont Albert Rd CANTERBURY 3126	\$1,580,000	01/06/2019
2	1a Houghton St BALWYN NORTH 3104	\$1,505,000	05/08/2019
3	23 Saturn St BALWYN NORTH 3104	\$1,478,500	24/08/2019

**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: 18/10/2019 18:02



 4  3  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median Unit Price**

June quarter 2019: \$875,000

## Comparable Properties



**4/188 Mont Albert Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** Townhouse (Res)



**1a Houghton St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,505,000

**Method:** Sold Before Auction

**Date:** 05/08/2019

**Rooms:** 9

**Property Type:** Townhouse (Res)

**Land Size:** 273 sqm approx



**23 Saturn St BALWYN NORTH 3104 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,478,500

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Townhouse (Res)