

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	1/17 Belgrove Avenue, Balwyn Vic 3103
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,950,000	House	X	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	2/8 Jurang St BALWYN 3103	\$1,310,000	16/03/2019
2	2/37 Maud St BALWYN NORTH 3104	\$1,280,000	20/07/2019
3	1/16 Westminster St BALWYN 3103	\$1,213,000	01/06/2019

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.



3 2 2

Rooms:
Property Type: Unit
Land Size: 286 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2019: \$1,950,000

Comparable Properties



2/8 Jurang St BALWYN 3103 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,310,000
Method: Private Sale
Date: 16/03/2019
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 253 sqm approx



2/37 Maud St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 6
Property Type: Unit



1/16 Westminster St BALWYN 3103 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,213,000
Method: Auction Sale
Date: 01/06/2019
Rooms: 4
Property Type: Unit