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

262 Belmore Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	1,000,000		&		\$1,100,000					
Median sale p	rice									
Median price	\$2,210,000	Pro	operty Type	Hou	se		Suburb	Balwyn		
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.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Courbrant Ct MONT ALBERT NORTH 3129	\$1,185,000	14/09/2019
2	92 Winfield Rd BALWYN NORTH 3104	\$1,070,000	24/05/2019
3	178 Whitehorse Rd BALWYN 3103	\$1,015,000	11/06/2019

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.

This Statement of Information was prepared on:

20/09/2019 18:31







Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2019: \$2,210,000

Comparable Properties



1/2 Courbrant Ct MONT ALBERT NORTH 3129 Agent Comments (REI)



Price: \$1,185,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 384 sqm approx



92 Winfield Rd BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,070,000 Method: Private Sale Date: 24/05/2019 Property Type: House Land Size: 586 sqm approx



178 Whitehorse Rd BALWYN 3103 (REI/VG)



Price: \$1,015,000 Method: Private Sale Date: 11/06/2019 Property Type: House (Res) Land Size: 461 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



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.

Agent Comments