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: 2/32 Belgrove Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $835,000 Property Type Unit Suburb Balwyn

Period - From 31/01/2021 to 30/01/2022 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	4/41 Orchard Cr MONT ALBERT NORTH 3129	$1,200,000	03/08/2021
2	1/5 Marwal Av BALWYN NORTH 3104	$1,180,000	15/12/2021
3			

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: 31/01/2022 10:33

2/32 Belgrove Avenue, Balwyn Vic 3103



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
31/01/2021 - 30/01/2022: $835,000

Comparable Properties



4/41 Orchard Cr MONT ALBERT NORTH 3129 (VG)

4 - -

Price: $1,200,000
Method: Sale
Date: 03/08/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/5 Marwal Av BALWYN NORTH 3104 (REI)

2 1 1

Price: $1,180,000
Method: Auction Sale
Date: 15/12/2021
Property Type: Unit

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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