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	289 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $4,500,000 & $4,950,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 23/06/2021 to 22/06/2022 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	23 Grosvenor Pde BALWYN 3103	$5,200,000	02/04/2022
2	110 Gordon St BALWYN 3103	$4,938,000	22/03/2022
3	2 Lynch Ct BALWYN 3103	$4,425,000	14/05/2022

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: 23/06/2022 15:44

289 Belmore Road, Balwyn North Vic 3104



4 4 3

Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 996 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000 - $4,950,000
Median House Price
23/06/2021 - 22/06/2022: $2,350,000

Comparable Properties



23 Grosvenor Pde BALWYN 3103 (REI)

5 5 2

Price: $5,200,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)

Agent Comments

smaller block but in quiet side street.



110 Gordon St BALWYN 3103 (VG)

4 - -

Price: $4,938,000
Method: Sale
Date: 22/03/2022
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

much smaller block, but in better location.



2 Lynch Ct BALWYN 3103 (REI)

5 6 3

Price: $4,425,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments

much smaller block and the house is not as nice. but in a quiet street.

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

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