

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

298 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 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	10 Relowe Cr BALWYN 3103	\$2,120,000	28/10/2023
2	407 Belmore Rd BALWYN 3103	\$1,916,000	09/12/2023
3	359 Belmore Rd BALWYN NORTH 3104	\$1,750,000	01/01/2024

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:

29/01/2024 10:54



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Property Type: House (Previously Occupied - Detached)
Land Size: 841 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 December quarter 2023: \$2,965,000

Comparable Properties



10 Relowe Cr BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,120,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



407 Belmore Rd BALWYN 3103 (REI)

Agent Comments

 4  2  1

Price: \$1,916,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 743 sqm approx



359 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,750,000
Method: Private Sale
Date: 01/01/2024
Property Type: House
Land Size: 703 sqm approx

Account - Barry Plant | P: 03 9842 8888