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

407 Belmore Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$3,240,250	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	44 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,750,000	25/07/2023
2	62 Strabane Av MONT ALBERT NORTH 3129	\$1,610,000	05/08/2023
3	354 Belmore Rd BALWYN 3103	\$1,500,000	03/09/2023

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:

14/11/2023 11:51









Rooms: 6 Property Type: House Land Size: 743 sqm approx Agent Comments Ross Stryker 9810 5000 0401 318 772 rossstryker@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price September quarter 2023: \$3,240,250

Comparable Properties



44 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments (REI)



Price: \$1,750,000 Method: Sold Before Auction Date: 25/07/2023 Property Type: Land



62 Strabane Av MONT ALBERT NORTH 3129 Agent Comments (REI/VG)



Price: \$1,610,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 623 sqm approx

354 Belmore Rd BALWYN 3103 (REI/VG)



Agent Comments

Price: \$1,500,000 Method: Sold Before Auction Date: 03/09/2023 Property Type: House Land Size: 460 sqm approx

Account - Jellis Craig | P: 98305966



propertydata

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