

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	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

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