



**Rooms:** 7

**Property Type:** House

**Land Size:** 706 sqm approx

Agent Comments

## Comparable Properties



**356 Belmore Rd BALWYN 3103 (REI)**

Agent Comments



**Price:** \$1,888,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 1166 sqm approx



**322 Union Rd BALWYN 3103 (REI)**

Agent Comments



**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 27/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**225 Doncaster Rd BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$1,635,000

**Method:** Private Sale

**Date:** 14/03/2018

**Rooms:** 6

**Property Type:** House (Irregular)

**Land Size:** 819 sqm approx

## 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	259 Belmore Road, Balwyn North Vic 3104
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,600,000	&	\$1,750,000
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### Median sale price

Median price	\$1,935,000	House	X	Unit		Suburb	Balwyn North
Period - From	01/01/2018	to	31/03/2018	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	356 Belmore Rd BALWYN 3103	\$1,888,000	08/05/2018
2	322 Union Rd BALWYN 3103	\$1,650,000	27/04/2018
3	225 Doncaster Rd BALWYN NORTH 3104	\$1,635,000	14/03/2018

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.