

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

84 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,329,000

Property Type House

Suburb Balwyn

Period - From 01/04/2019

to

31/03/2020

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	81 Buchanan Av BALWYN NORTH 3104	\$1,980,000	28/05/2020
2	25 Head St BALWYN 3103	\$1,902,000	22/02/2020
3	3 Corby St BALWYN NORTH 3104	\$1,775,000	29/02/2020

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:

15/06/2020 16:10



3
 1
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending March 2020: \$2,329,000

Comparable Properties



81 Buchanan Av BALWYN NORTH 3104 (REI)

Agent Comments

4
 2
 2

Price: \$1,980,000

Method: Auction Sale

Date: 28/05/2020

Property Type: House (Res)

Land Size: 689 sqm approx



25 Head St BALWYN 3103 (REI)

Agent Comments

3
 1
 1

Price: \$1,902,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx



3 Corby St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,775,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 676 sqm approx