

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

3/55 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/10/2019

to

30/09/2020

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	4/5 Cherry Rd BALWYN 3103	\$980,000	05/06/2020
2	7/32-34 Winfield Rd BALWYN NORTH 3104	\$970,000	12/10/2020
3	6/8-12 Weir St BALWYN 3103	\$950,000	18/06/2020

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:

20/11/2020 14:47

3/55 Yarrbat Avenue, Balwyn Vic 3103



Tim Penhalluriack

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Indicative Selling Price

\$970,000

Median Unit Price

Year ending September 2020: \$1,200,000



3 1 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Tandem garage

Comparable Properties



4/5 Cherry Rd BALWYN 3103 (VG)

Agent Comments

2 - -

Price: \$980,000

Method: Sale

Date: 05/06/2020

Property Type: Flat/Unit/Apartment (Res)



7/32-34 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 12/10/2020

Property Type: Unit



6/8-12 Weir St BALWYN 3103 (REI/VG)

Agent Comments

3 2 1

Price: \$950,000

Method: Private Sale

Date: 18/06/2020

Property Type: Unit

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.