

# 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

12 Yongala Street, Balwyn Vic 3103

### Indicative selling price

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

Range between \$4,600,000 & \$5,060,000

### Median sale price

Median price \$2,791,000 Property Type House Suburb Balwyn

Period - From 21/04/2021 to 20/04/2022 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	110 Gordon St BALWYN 3103	\$4,938,000	22/03/2022
2	46 Yongala St BALWYN 3103	\$4,880,000	24/12/2021
3	42 Elliott Av BALWYN 3103	\$4,685,000	06/11/2021

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:

21/04/2022 10:05



5   
 4   
 4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$4,600,000 - \$5,060,000

**Median House Price**

21/04/2021 - 20/04/2022: \$2,791,000

## Comparable Properties



**110 Gordon St BALWYN 3103 (VG)**

Agent Comments

4   
 -   
 -

**Price:** \$4,938,000

**Method:** Sale

**Date:** 22/03/2022

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**46 Yongala St BALWYN 3103 (REI/VG)**

Agent Comments

6   
 5   
 2

**Price:** \$4,880,000

**Method:** Private Sale

**Date:** 24/12/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**42 Elliott Av BALWYN 3103 (REI/VG)**

Agent Comments

5   
 5   
 3

**Price:** \$4,685,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088