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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,600,000		&		\$5,060,000			
Median sale p	rice							
Median price	\$2,791,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	21/04/2021	to	20/04/2022		So	urce	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.

Add	dress 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



RT Edgar





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)



Price: \$4,938,000 Method: Sale Date: 22/03/2022 Property Type: House (Res) Land Size: 655 sqm approx Agent Comments

Agent Comments



Price: \$4,880,000 Method: Private Sale Date: 24/12/2021 Property Type: House (Res)

Land Size: 603 sqm approx

6

42 Elliott Av BALWYN 3103 (REI/VG)

46 Yongala St BALWYN 3103 (REI/VG)

5

2



Agent Comments

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



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