

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

2/21 YENEDA STREET BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,321,500

Property type

House

Suburb

Balwyn North

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

14 STROMA AVENUE BALWYN NORTH VIC 3104	\$2,026,000	21-Sep-24
108A MAUD STREET BALWYN NORTH VIC 3104	\$2,042,000	24-Aug-24
30 TAURUS STREET BALWYN NORTH VIC 3104	\$2,060,000	20-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 09 November 2024



**14 STROMA AVENUE BALWYN
NORTH VIC 3104**

4 2 2

Sold Price ^{RS} **\$2,026,000** Sold Date **21-Sep-24**

Distance **2.12km**

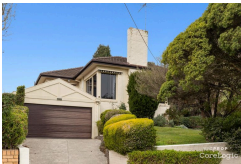


**108A MAUD STREET BALWYN
NORTH VIC 3104**

5 3 2

Sold Price **\$2,042,000** Sold Date **24-Aug-24**

Distance **2.16km**



**30 TAURUS STREET BALWYN
NORTH VIC 3104**

4 2 2

Sold Price ^{RS} **\$2,060,000** Sold Date **20-Sep-24**

Distance **3.2km**

RS = Recent sale

UN = Undisclosed Sale

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