

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

33 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Balwyn

Period - From 11/11/2019

to

10/11/2020

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	3a Belgrove Av BALWYN 3103	\$2,460,000	04/09/2020
2	32 Monash Av BALWYN 3103	\$2,228,000	31/08/2020
3	11 Salford Av BALWYN 3103	\$2,220,000	30/07/2020

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:

11/11/2020 14:35



4 3 2

Property Type: House (Res)

Land Size: 565 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

11/11/2019 - 10/11/2020: \$2,255,000

Comparable Properties



3a Belgrove Av BALWYN 3103 (REI)

Agent Comments

4 4 8

Price: \$2,460,000

Method: Private Sale

Date: 04/09/2020

Property Type: House

Land Size: 564 sqm approx

32 Monash Av BALWYN 3103 (VG)

Agent Comments

2 - -

Price: \$2,228,000

Method: Sale

Date: 31/08/2020

Property Type: House (Res)

Land Size: 669 sqm approx



11 Salford Av BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$2,220,000

Method: Private Sale

Date: 30/07/2020

Property Type: House

Land Size: 625 sqm approx