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

10 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betweer	\$2,850,000		&		\$3,100,000				
Median sale p	rice								
Median price	\$2,780,000	Property Type H		Hous	ouse		Suburb	Balwyn	
Period - From	27/10/2021	to	26/10/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	12 Willis St BALWYN NORTH 3104	\$3,180,000	19/10/2022
2	30b Yarrbat Av BALWYN 3103	\$3,050,000	19/05/2022
3	24 Hertford Cr BALWYN 3103	\$2,800,000	07/09/2022

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:

27/10/2022 14:57









Rooms: 8 Property Type: House (Res) Land Size: 611 sqm approx Agent Comments Indicative Selling Price \$2,850,000 - \$3,100,000 Median House Price 27/10/2021 - 26/10/2022: \$2,780,000

Comparable Properties



12 Willis St BALWYN NORTH 3104 (REI)



Price: \$3,180,000 Method: Sold Before Auction Date: 19/10/2022 Property Type: House (Res) Land Size: 715 sqm approx Agent Comments



30b Yarrbat Av BALWYN 3103 (REI/VG)

Agent Comments





Price: \$3,050,000 Method: Sold Before Auction Date: 19/05/2022 Property Type: House (Res) Land Size: 724 sqm approx

24 Hertford Cr BALWYN 3103 (REI)



Agent Comments



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



propertydata

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