

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 consumer.vic.gov.au/underquoting

Range between \$2,850,000 & \$3,100,000

Median sale price

Median price \$2,780,000 Property Type House Suburb Balwyn

Period - From 27/10/2021 to 26/10/2022 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	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



4 3 2

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)

Agent Comments

4 2 2

Price: \$3,180,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: House (Res)

Land Size: 715 sqm approx



30b Yarrbat Av BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

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

5 3 4

Price: \$2,800,000

Method: Sold Before Auction

Date: 07/09/2022

Property Type: House (Res)

Land Size: 633 sqm approx

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