

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

2/25 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,122,500

Property Type

Unit

Suburb

Balwyn

Period - From

01/07/2021

to

30/09/2021

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	1/567 Whitehorse Rd SURREY HILLS 3127	\$1,700,000	26/05/2021
2	1/18 Scheele St SURREY HILLS 3127	\$1,656,000	09/07/2021
3	202/263 Balwyn Rd BALWYN NORTH 3104	\$1,630,000	26/06/2021

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:

15/11/2021 10:05



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Property Type: Unit
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000
Median Unit Price
September quarter 2021: \$1,122,500

Comparable Properties



1/567 Whitehorse Rd SURREY HILLS 3127 (VG)

Agent Comments

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Price: \$1,700,000
Method: Sale
Date: 26/05/2021
Property Type: Flat/Unit/Apartment (Res)

1/18 Scheele St SURREY HILLS 3127 (VG)

Agent Comments

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Price: \$1,656,000
Method: Sale
Date: 09/07/2021
Property Type: Flat/Unit/Apartment (Res)

202/263 Balwyn Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$1,630,000
Method: Sale
Date: 26/06/2021
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888