## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/25 Yerrin Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	u/underquot	ting		
Single price	e \$1,750,000						
Median sale p	rice						
Median price	\$1,122,500	Pro	operty Type Uni	it		Suburb	Balwyn
Period - From	01/07/2021	to	30/09/2021	] So	ource	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	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.

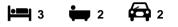
This Statement of Information was prepared on:

15/11/2021 10:05









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 Agent Comments (VG)



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



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



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

#### Account - Barry Plant | P: 03 9842 8888

propertydata



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