

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/14 Yerrin Street,  
BALWYN 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,350,000 - \$1,480,000**

### Median sale price

Median **Unit** for **BALWYN** for period **Apr 2018 - Apr 2018**

Sourced from **REA**.

**\$1,280,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/11 Ellen St,**  
Balwyn 3103

**Price \$1,350,000** Sold 10  
December 2017

**52a Banool road,**  
Balwyn 3103

**Price \$1,425,000** Sold 14  
October 2018

**3 Collins Ct,**  
Balwyn 3103

**Price \$1,455,000** Sold 18  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Unit



3 beds



2 baths



2 parking

**Biggin & Scott**

#### Biggin & Scott Whitehorse

8 Burwood Hwy,  
Burwood VIC 3125

#### Contact agents



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