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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4A Yeneda Street Balwyn North VIC 3104

 3  2  2

## Indicative Selling Price

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

Range between \$1,200,000 & \$1,250,000

## Median Sale Price




\$1,780,000 Houses in Balwyn north between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**1/3-5 Conway Crescent Balwyn VIC 3103** Sold Price **\$1,250,000** Sold Date **01-Sep-18**  
 3  2  2 Distance **1.8km**



**40 Power Street Balwyn VIC 3103** Sold Price <sup>RS</sup> **\$1,375,000** <sup>UN</sup> Sold Date **25-Feb-19**  
 3  2  2 Distance **1.9km**



**1/51 Wandsworth Road Surrey Hills VIC 3127** Sold Price **\$1,325,000** Sold Date **06-Dec-18**  
 3  2  2 Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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