

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

14A Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,057,500

House

X

Unit

Suburb Balwyn

Period - From 01/10/2018

to

31/12/2018

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	3/25 Chatham Rd CANTERBURY 3126	\$1,721,000	15/12/2018
2	14 Bennett St DEEPDENE 3103	\$1,660,000	07/12/2018
3	40 Jurang St BALWYN 3103	\$1,605,000	15/12/2018

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.



3 2 2

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2018: \$2,057,500

Comparable Properties



3/25 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$1,721,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 6
Property Type: Townhouse (Res)



14 Bennett St DEEPPDENE 3103 (REI)

Agent Comments

3 2 2

Price: \$1,660,000
Method: Sold Before Auction
Date: 07/12/2018
Rooms: -
Property Type: House (Res)



40 Jurang St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,605,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 499 sqm approx