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 66 Yerrin Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,190,000			
Median sale p	rice							
Median price	\$2,837,500	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	26 Parring Rd BALWYN 3103	\$3,380,000	15/08/2022
2	7 Wills St BALWYN 3103	\$3,280,000	30/08/2022
3	40 Winmalee Rd BALWYN 3103	\$3,080,000	30/07/2022

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:

17/10/2022 13:07



66 Yerrin Street, Balwyn Vic 3103

RT Edgar

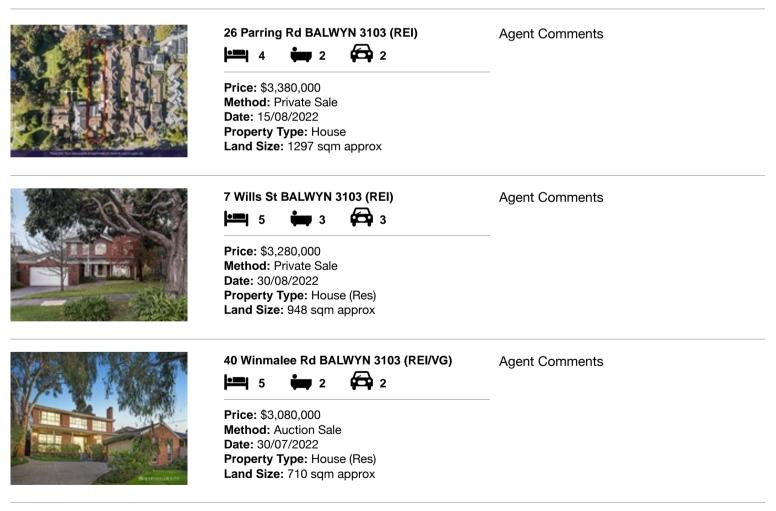




Property Type: House **Land Size:** 1075 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,900,000 - \$3,190,000 Median House Price September quarter 2022: \$2,837,500

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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