



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2/9 Yerrin Street,
BALWYN 3103**

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$1,260,000 - \$1,360,000

Median sale price

Median **Unit** for **BALWYN** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder...**

\$795,000

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.

8/86 Balwyn Road,
Balwyn 3103

Price \$1,211,000 Sold 13
July 2019

2/12 Yarrbat Avenue,
Balwyn 3103

Price \$1,250,000 Sold 30
March 2019

2/8 Jurang Street,
Balwyn 3103

Price \$1,310,000 Sold 16
March 2019

This Statement of Information was prepared on 17th Sep 2019

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 Pricefinder...

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