

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

93 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$6,500,000

&

\$7,150,000

Median sale price

Median price \$2,833,000

Property Type House

Suburb Balwyn

Period - From 01/01/2022

to

31/03/2022

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 | 128 Yarrbat Av BALWYN 3103 | \$6,350,000 | 19/03/2022 |
| 2 | | | |
| 3 | | | |

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:

22/04/2022 13:33



 6  4  2

Property Type: House
Land Size: 2759 sqm approx
Agent Comments

Indicative Selling Price
\$6,500,000 - \$7,150,000
Median House Price
March quarter 2022: \$2,833,000

Comparable Properties



128 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

 6  3  3

Price: \$6,350,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 1671 sqm approx

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.