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

11/47 Yerrin Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$520,000		&		\$560,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/04/2020	to	30/06/2020		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	5/1 Conway Cr BALWYN 3103	\$600,000	20/06/2020
2	4/2a Brenbeal St BALWYN 3103	\$580,000	20/06/2020
3	8/483 Whitehorse Rd BALWYN 3103	\$521,000	27/06/2020

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:

06/10/2020 15:46



Mc**Grath**





Rooms: 4 Property Type: Apartment Agent Comments James Moss 03 9877 1277 0418 333 676 jamesmoss@mcgrath.com.au

> Indicative Selling Price \$520,000 - \$560,000 Median Unit Price June quarter 2020: \$600,000

Comparable Properties



5/1 Conway Cr BALWYN 3103 (REI/VG)

4/2a Brenbeal St BALWYN 3103 (REI/VG)



Price: \$600,000 Method: Auction Sale Date: 20/06/2020 Property Type: Apartment Agent Comments

Agent Comments



Price: \$580,000 Method: Sold Before Auction Date: 20/06/2020 Property Type: Apartment

2



8/483 Whitehorse Rd BALWYN 3103 (REI/VG) Agent Comments



Price: \$521,000 Method: Auction Sale Date: 27/06/2020 Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.