

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 consumer.vic.gov.au/underquoting

Range between \$520,000 & \$560,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2020 to 30/06/2020 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	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



 2  1  1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$580,000

Method: Sold Before Auction

Date: 20/06/2020

Property Type: Apartment



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

Agent Comments

 2  1  -

Price: \$521,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Apartment