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.