

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

8/1 BEVAN STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

20/47 YERRIN STREET BALWYN VIC 3103	\$550,000	06-Sep-24
6/8 BEVAN STREET BALWYN VIC 3103	\$565,000	24-Jul-24
5/1 BEVAN STREET BALWYN VIC 3103	\$485,000	02-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 25 November 2024



**20/47 YERRIN STREET BALWYN
VIC 3103**

Sold Price

\$550,000

Sold Date

06-Sep-24

2 1 1

Distance

0.95km



**6/8 BEVAN STREET BALWYN VIC
3103**

Sold Price

\$565,000

Sold Date

24-Jul-24

2 1 -

Distance

0.08km



**5/1 BEVAN STREET BALWYN VIC
3103**

Sold Price

\$485,000

Sold Date

02-Sep-24

2 1 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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