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

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	Prope	operty 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



consumer.vic.gov.au

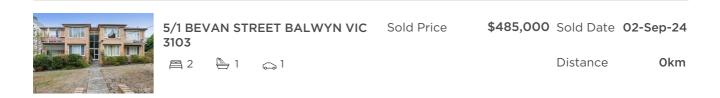
CoreLogic

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Contégis	20/47 YERRIN STREET BALWYN VIC 3103	Sold Price \$550,000		Sold Date	06-Sep-24
	🛱 2 🗎 1 🞧 1			Distance	0.95km
TE	6/8 BEVAN STREET BALWYN VIC 3103	Sold Price	\$565,000	Sold Date	24-Jul-24
	📇 2 🕒 1 🞧 -			Distance	0.08km



RS = Recent sale UN = Undisclosed Sale

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