

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

2/14 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$793,750

Property Type Unit

Suburb Balwyn

Period - From 26/07/2020

to

25/07/2021

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	2/18 Weir St BALWYN 3103	\$575,000	06/06/2021
2	7/2a Brenbeal St BALWYN 3103	\$625,000	23/04/2021
3	1/29 Weir St BALWYN 3103	\$605,000	27/02/2021

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:

26/07/2021 16:48



Property Type: Apartment

Agent Comments

Comparable Properties



2/18 Weir St BALWYN 3103 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 06/06/2021

Property Type: Unit



7/2a Brenbeal St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$625,000

Method: Sold Before Auction

Date: 23/04/2021

Property Type: Apartment



1/29 Weir St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 27/02/2021

Property Type: Apartment