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

1/89 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,300,000		&		\$2,500,000				
Median sale price									
Median price	\$1,650,000	Pro	operty Type	Tow	nhouse		Suburb	Balwyn	
Period - From	19/02/2023	to	18/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	60a Talbot Av BALWYN 3103	\$2,400,000	11/12/2023
2	2 Orchard Cr MONT ALBERT NORTH 3129	\$2,360,000	05/12/2023
3			

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:

19/02/2024 16:22









Property Type: Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$2,300,000 - \$2,500,000 Median Townhouse Price 19/02/2023 - 18/02/2024: \$1,650,000

Comparable Properties



60a Talbot Av BALWYN 3103 (REI/VG)

Price: \$2,400,000 Method: Private Sale Date: 11/12/2023 Property Type: Townhouse (Res) Agent Comments



2 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)



Price: \$2,360,000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 426 sqm approx Agent Comments

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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