

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

15 Yeneda Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$2,380,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2023

to 30/09/2023

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	73 Tannock St BALWYN NORTH 3104	\$1,900,000	05/08/2023
2	5 Lucifer St BALWYN NORTH 3104	\$1,900,000	27/05/2023
3	184 Doncaster Rd BALWYN NORTH 3104	\$1,800,000	27/08/2023

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:

08/11/2023 16:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
September quarter 2023: \$2,380,000

Comparable Properties



73 Tannock St BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 758.40 sqm approx

5 Lucifer St BALWYN NORTH 3104 (VG) Agent Comments



Price: \$1,900,000
Method: Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 954 sqm approx



184 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 27/08/2023
Property Type: House (Res)
Land Size: 841 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371