

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

4/89 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 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	1/29 Kireep Rd BALWYN 3103	\$1,995,000	02/12/2023
2	2b Morris St BALWYN NORTH 3104	\$1,975,000	28/10/2023
3	1/49 Yerrin St BALWYN 3103	\$1,920,000	14/11/2023

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:

06/02/2024 15:01



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/29 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,995,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



2b Morris St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,975,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 295 sqm approx



1/49 Yerrin St BALWYN 3103 (REI)

Agent Comments



Price: \$1,920,000

Method: Private Sale

Date: 14/11/2023

Property Type: House