

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 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,450,000 & \$1,580,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn

Period - From 01/10/2020 to 31/12/2020 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	2/25 Yerrin St BALWYN 3103	\$1,675,000	13/03/2021
2	2/23 Yerrin St BALWYN 3103	\$1,610,000	15/12/2020
3	3/227 Whitehorse Rd BALWYN 3103	\$1,353,000	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:

23/03/2021 11:08



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,580,000
Median House Price
December quarter 2020: \$2,300,000

Comparable Properties



2/25 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,675,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 375 sqm approx

2/23 Yerrin St BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$1,610,000
Method: Sale
Date: 15/12/2020
Property Type: Flat/Unit/Apartment (Res)



3/227 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,353,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)