



**Rooms:** 4

**Property Type:**

**Land Size:** 768 sqm approx

**Agent Comments**

## Comparable Properties



**31 Langford St SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**26 Monash Av BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$1,925,000

**Method:** Sold Before Auction

**Date:** 27/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

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.

## 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

29 Yongala Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,900,000

&

\$2,090,000

#### Median sale price

Median price

\$2,210,000

House

X

Unit

Suburb

Balwyn

Period - From

01/07/2018

to

30/06/2019

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		
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.