

# 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

67 Yerrin 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 \$4,700,000 & \$4,900,000

### 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	7 Rookwood St BALWYN NORTH 3104	\$4,800,000	20/11/2020
2	22 Austin St BALWYN 3103	\$4,650,000	16/10/2020
3	25 Bennett St DEEPDENE 3103	\$4,500,000	08/02/2021

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:

15/03/2021 18:07



 5  4  2

**Property Type:** House  
**Land Size:** 740 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,700,000 - \$4,900,000  
**Median House Price**  
December quarter 2020: \$2,300,000

## Comparable Properties



**7 Rookwood St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 5  4  3

**Price:** \$4,800,000  
**Method:** Private Sale  
**Date:** 20/11/2020  
**Property Type:** House  
**Land Size:** 715 sqm approx



**22 Austin St BALWYN 3103 (REI/VG)**

**Agent Comments**

 6  5  2

**Price:** \$4,650,000  
**Method:** Private Sale  
**Date:** 16/10/2020  
**Property Type:** House  
**Land Size:** 760 sqm approx



**25 Bennett St DEEPDENE 3103 (REI)**

**Agent Comments**

 5  5  4

**Price:** \$4,500,000  
**Method:** Private Sale  
**Date:** 08/02/2021  
**Property Type:** House