

## 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

10 Yonga Road, Balwyn Vic 3103

##### Indicative selling price

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

Range between  &

##### Median sale price

Median price  House  X Unit

Suburb

Period - From  to  Source

##### 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		

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.


 3     2     2
**Rooms:****Property Type:** House**Land Size:** 567 sqm approx**Agent Comments**

Renovated Family home. Approved planning permit to build two new magnificent homes. Development site with two street frontage.

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## Comparable Properties

**121 Winmalee Rd BALWYN 3103 (REI)**
 4     2     2
**Price:** \$2,040,000**Method:** Private Sale**Date:** 14/11/2018**Rooms:** -**Property Type:** House**Land Size:** 696 sqm approx**Agent Comments**

This home is on slightly bigger land, however the home is not renovated and does not have approved plans & permits.

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.