

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 \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,057,500

House

X

Unit

Suburb Balwyn

Period - From 01/10/2018

to

31/12/2018

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.



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.