

Elsa Li 9831 2800 0477 888 099 ElsaLi@jelliscraig.com.au

Indicative Selling Price \$3,500,000 - \$3,800,000 Median House Price June quarter 2017: \$2,255,500





Rooms: 10

Property Type: House (Res) **Land Size**: 730 sqm approx

Agent Comments

Comparable Properties

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.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

						3	ection 477	4 F (oi the Estate	Ag	enis Act 1900	
Property offer	ed for s	sale										
Address Including suburb and postcode		79 Yarrbat Avenue, Balwyn Vic 3103										
Indicative sell	ing pric	е										
For the meaning	of this p	orice see	cons	sume	er.vic.gov.	au/und	erquoting					
Range between	0,000 &			&	\$3,800,000							
Median sale p	rice											
Median price	\$2,255,500 Ho			ouse X		Unit	Unit		Suburb	Bal	wyn	
Period - From	Period - From 01/04/2017 to				30/06/2017 Source				REIV			
Comparable p	roperty	sales	(*Del	lete	A or B b	elow a	as applica	ble)			
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												

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.

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