

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address 39 Yeneda Street, Balwyn North 3104

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$1,725,000

Median Price

Median price

\$2,105,000

House

X

Suburb

Balwyn North

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales

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
35 Yeneda Street Balwyn North 3104	\$2,010,000	08/09/2017
22 Kalonga Road Balwyn North 3104	\$1,865,000	26/08/2017
21 Belgravia Avenue Mont Albert North 3129	\$1,810,000	31/10/2017