



**Rooms:** 5

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



7/136 Yarrbat Av BALWYN 3103 (REI)

**Agent Comments**



**Price:** \$1,851,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 501 sqm approx



27a Yerrin St BALWYN 3103 (REI/VG)

**Agent Comments**



**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx



2/23 Northcote Av BALWYN 3103 (VG)

**Agent Comments**



**Price:** \$1,680,000

**Method:** Sale

**Date:** 04/05/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

## 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  
3/11 Iramoo 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 \$1,650,000 & \$1,800,000

### Median sale price

Median price \$2,230,000 House X Unit Suburb Balwyn

Period - From 01/07/2016 to 30/06/2017 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	7/136 Yarrbat Av BALWYN 3103	\$1,851,000	05/08/2017
2	27a Yerrin St BALWYN 3103	\$1,680,000	22/04/2017
3	2/23 Northcote Av BALWYN 3103	\$1,680,000	04/05/2017

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.