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Indicative Selling Price \$3,600,000 Median House Price

Year ending September 2017: \$2,300,000





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 198				
Property offered fo	or sale					
Including suburb ar	Address Including suburb and postcode 79 Yarrbat Avenue, Balwyn Vic 3103					
Indicative selling p	orice					
For the meaning of th	is price see con	nsumer.vic.gov.a	u/underquoting			
Single price \$3,	600,000					
Median sale price						
Median price \$2,30	00,000 Ho	use X	Unit	Suburb	Balwyn	
Period - From 01/1	0/2016 to	30/09/2017	Source	REIV		
Comparable prope	rty sales (*De	elete A or B be	elow as applica	ble)		
	the estate agen			ne property for sale lers to be most con		
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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