

#### Property offered for sale

Address: 84 Yerrin Street Balwyn

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$2,150,000 & \$2,300,000

#### Median sale price

Median price: \$2,255,500 House Suburb: Balwyn  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### 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.



#### 104 Rochester Rd BALWYN

3 1 1

Prominently placed in one of Balwyn's most distinguished streets, this once majestic home displays all the characteristics of a

**Sold by Auction** \$2,200,000  
**Date Sold** Aug 2017  
**Land** 661 SqM



#### 20 Highland Av BALWYN

6 2 2

**Sold by Private Sale** \$2,230,000  
**Date Sold** Aug 2017  
**Land** 725 SqM



#### 3 Narrak Rd BALWYN

5 3 2

Instantly appealing with a large-scale design ideal for growing and extended families, this five bedroom residence is awash with

**Sold by Private Sale** \$2,250,000  
**Date Sold** Jul 2017  
**Land** 646 SqM