



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**50 Yongala Street,  
BALWYN 3103**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$4,400,000 -  
\$4,800,000**

### Median sale price

Median **House** for **BALWYN** for period **Jul 2017 - Jun 2018**  
Sourced from **Pricefinder**.

**\$2,300,000**

### 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 the most comparable to the property for sale.

**8 Nott Street,**  
Balwyn 3103

Price **\$4,550,000** Sold 23  
March 2018

**19 Kitchener Street,**  
Deepdene 3103

Price **\$500,000** Sold 03  
March 2018

**170 Gordon Street,**  
Balwyn 3103

Price **\$4,380,000** Sold 07  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White St Albans

308 Main Road East,  
St Albans VIC 3021

### Contact agents



**Lindsay Chan**  
Ray White

(03) 9366 1144  
0418 526 168  
[lindsay.chan@raywhite.com](mailto:lindsay.chan@raywhite.com)



**Shaun Marijanovic**  
Ray White

(03) 9366 1144  
0418 352 888  
[shaun@raywhite.com](mailto:shaun@raywhite.com)

**RayWhite**