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<br>Including suburb and postcode | 37 Yeneda Street, Balwyn North Vic 3104 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,950,000 & $2,145,000

## Median sale price

Median price $2,390,000 Property Type House Suburb Balwyn North

Period - From 11/07/2023 to 10/07/2024 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 | 337a Union Rd BALWYN 3103 | $2,178,888 | 10/05/2024 |
| 2 | 23 Landen Av BALWYN NORTH 3104 | $2,080,000 | 11/05/2024 |
| 3 | 13 Kenmare St MONT ALBERT NORTH 3129 | $2,048,000 | 25/05/2024 |

**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.~~

This Statement of Information was prepared on: 11/07/2024 09:45

# 37 Yeneda Street, Balwyn North Vic 3104

Mark Read
03 9831 2818
0402 215 841
markread@jelliscraig.com.au



5 3 2

**Rooms:** 7
**Property Type:** House
**Land Size:** 929 sqm approx

Agent Comments

**Indicative Selling Price**
$1,950,000 - $2,145,000
**Median House Price**
11/07/2023 - 10/07/2024: $2,390,000

## Comparable Properties



**337a Union Rd BALWYN 3103 (REI)**

4 2 2

**Price:** $2,178,888
**Method:** Sold Before Auction
**Date:** 10/05/2024
**Property Type:** House (Res)
**Land Size:** 936 sqm approx

Agent Comments



**23 Landen Av BALWYN NORTH 3104 (REI)**

4 2 2

**Price:** $2,080,000
**Method:** Auction Sale
**Date:** 11/05/2024
**Property Type:** House (Res)
**Land Size:** 967 sqm approx

Agent Comments



**13 Kenmare St MONT ALBERT NORTH 3129 (REI)**

3 2 2

**Price:** $2,048,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)
**Land Size:** 1162 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 98305966

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.