

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

104/188 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$966,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

214/828 BURKE ROAD CAMBERWELL VIC 3124	\$420,000	19-Feb-24
1/1021 BURKE ROAD CAMBERWELL VIC 3124	\$423,000	20-Dec-23
109/828 BURKE ROAD CAMBERWELL VIC 3124	\$400,000	05-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 13 March 2024



**214/828 BURKE ROAD
CAMBERWELL VIC 3124**

 1  1  1

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **19-Feb-24**

Distance **1.83km**



**1/1021 BURKE ROAD
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$423,000** Sold Date **20-Dec-23**

Distance **1.86km**



**109/828 BURKE ROAD
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$400,000** Sold Date **05-Oct-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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