

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 226/188 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$957,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	233/188 Whitehorse Rd BALWYN 3103	\$556,000	16/02/2024
2	7/47 Yerrin St BALWYN 3103	\$546,000	13/02/2024
3	503/188 Whitehorse Rd BALWYN 3103	\$511,000	20/05/2024

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: 31/05/2024 11:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2024: \$957,000

Comparable Properties



233/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$556,000
Method: Private Sale
Date: 16/02/2024
Property Type: Apartment



7/47 Yerrin St BALWYN 3103 (REI/VG) Agent Comments



Price: \$546,000
Method: Private Sale
Date: 13/02/2024
Property Type: Unit



503/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$511,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017