## 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

235a Whitehorse Road, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$957,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

29/04/2024 13:04



235a Whitehorse Road, Balwyn Vic 3103







Property Type: Retail Store/Showroom Land Size: 240 sqm approx Agent Comments Greg Bowring 03 9830 7000 0400 641 580 greg.bowring@belleproperty.com

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending March 2024: \$957,000

# **Comparable Properties**

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.

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





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