

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

324/188 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Dec 2022

to

30 Nov 2023

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

301/188 WHITEHORSE ROAD BALWYN VIC 3103	\$400,000	04-Sep-23
506/188 WHITEHORSE ROAD BALWYN VIC 3103	\$472,000	23-Jun-23
607/188 WHITEHORSE ROAD BALWYN VIC 3103	\$410,000	08-Aug-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: 21 December 2023



**301/188 WHITEHORSE ROAD
BALWYN VIC 3103**

 1  1  1

Sold Price **\$400,000** Sold Date **04-Sep-23**

Distance **0km**



**506/188 WHITEHORSE ROAD
BALWYN VIC 3103**

 2  1  1

Sold Price **\$472,000** Sold Date **23-Jun-23**

Distance **0km**



**607/188 WHITEHORSE ROAD
BALWYN VIC 3103**

 1  1  1

Sold Price **\$410,000** Sold Date **08-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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