

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 503/188 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$475,000 & \$515,000

Median sale price

Median price \$977,500 Property Type Unit Suburb Balwyn

Period - From 23/04/2023 to 22/04/2024 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	3/11 Yonga Rd BALWYN 3103	\$510,000	14/02/2024
2	4/1 Bevan St BALWYN 3103	\$500,000	23/12/2023
3	7/894 Burke Rd CANTERBURY 3126	\$455,000	17/02/2024

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: 23/04/2024 11:56



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$515,000

Median Unit Price

23/04/2023 - 22/04/2024: \$977,500

Comparable Properties



3/11 Yonga Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



4/1 Bevan St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 23/12/2023

Property Type: Unit

Older block and apartment. Right next door to where we are selling.



7/894 Burke Rd CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Private Sale

Date: 17/02/2024

Property Type: Apartment

This needs work and is below our quoted range. If updated would be similar value

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