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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$475,000		&		\$515,000			
Median sale p	rice							
Median price	\$977,500	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	23/04/2023	to	22/04/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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









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)

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

6 1



Price: \$510,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment Agent Comments



Price: \$500,000 Method: Private Sale Date: 23/12/2023 Property Type: Unit

2

Agent Comments

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



7/894 Burke Rd CANTERBURY 3126 (REI)



Price: \$455.000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.