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	513/188 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $761,313 Property Type Unit Suburb Balwyn

Period - From 29/12/2020 to 28/12/2021 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	102/201 Whitehorse Rd BALWYN 3103	$630,000	07/12/2021
2	105/198 Whitehorse Rd BALWYN 3103	$625,000	24/10/2021
3	G11/188 Whitehorse Rd BALWYN 3103	$590,000	25/09/2021

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: 29/12/2021 23:55

513/188 Whitehorse Road, Balwyn Vic 3103



2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
29/12/2020 - 28/12/2021: $761,313

Comparable Properties



102/201 Whitehorse Rd BALWYN 3103 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 07/12/2021
Property Type: Apartment

Agent Comments



105/198 Whitehorse Rd BALWYN 3103 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 24/10/2021
Property Type: Apartment

Agent Comments

G11/188 Whitehorse Rd BALWYN 3103 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 25/09/2021
Property Type: Strata Unit/Flat

Agent Comments

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

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