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	3/252 Union Road, Balwyn Vic 3103

Indicative selling price

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

Single price $525,000

Median sale price

Median price $852,500 Property Type Unit Suburb Balwyn

Period - From 01/10/2020 to 30/09/2021 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	101/662 Whitehorse Rd MONT ALBERT 3127	$585,000	18/11/2021
2	104/340 Whitehorse Rd BALWYN 3103	$565,000	12/07/2021
3	103/525 Whitehorse Rd SURREY HILLS 3127	$515,000	31/10/2021

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: 09/12/2021 13:49

3/252 Union Road, Balwyn Vic 3103



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
Year ending September 2021: $852,500

Comparable Properties



101/662 Whitehorse Rd MONT ALBERT 3127 (REI)

2 2 1

Price: $585,000
Method: Private Sale
Date: 18/11/2021
Property Type: Apartment

Agent Comments

104/340 Whitehorse Rd BALWYN 3103 (VG)

2 - -

Price: $565,000
Method: Sale
Date: 12/07/2021
Property Type: Strata Unit/Flat

Agent Comments



103/525 Whitehorse Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 31/10/2021
Property Type: Apartment

Agent Comments

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

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