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	308/184 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price $595,000

Median sale price

Median price $957,000 Property Type Unit Suburb Balwyn

Period - From 12/04/2023 to 11/04/2024 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.

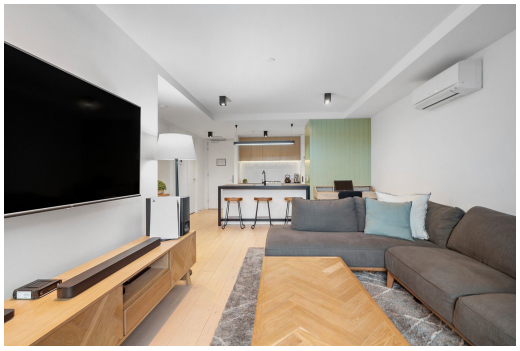
	Address of comparable property	Price	Date of sale
1	4/1078 Burke Rd BALWYN NORTH 3104	$610,000	19/12/2023
2	8/31 Barnsbury Rd DEEPDENE 3103	$595,000	13/10/2023
3	101/198 Whitehorse Rd BALWYN 3103	$580,000	21/01/2024

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: 12/04/2024 09:46

308/184 Whitehorse Road, Balwyn Vic 3103



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
12/04/2023 - 11/04/2024: $957,000

Comparable Properties

4/1078 Burke Rd BALWYN NORTH 3104 (VG)

2 - -

Agent Comments

Price: $610,000
Method: Sale
Date: 19/12/2023
Property Type: Strata Unit/Flat



8/31 Barnsbury Rd DEEPDENE 3103 (REI/VG)

2 1 1

Agent Comments

Price: $595,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

101/198 Whitehorse Rd BALWYN 3103 (VG)

2 - -

Agent Comments

Price: $580,000
Method: Sale
Date: 21/01/2024
Property Type: Strata Unit/Flat

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

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