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	G05/342 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between $580,000 & $638,000

Median sale price

Median price $957,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	308/184 Whitehorse Rd BALWYN 3103	$585,000	24/04/2024
2	102/692 Whitehorse Rd MONT ALBERT 3127	$590,000	20/02/2024
3	323/188 Whitehorse Rd BALWYN 3103	$620,000	15/04/2024

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: 11/07/2024 16:55

G05/342 Whitehorse Road, Balwyn Vic 3103

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $638,000
Median Unit Price
Year ending March 2024: $957,000

Comparable Properties



308/184 Whitehorse Rd BALWYN 3103 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment

Agent Comments



102/692 Whitehorse Rd MONT ALBERT 3127 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 20/02/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



323/188 Whitehorse Rd BALWYN 3103 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment

Agent Comments

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

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