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<br>Including suburb and postcode | 602/184 Whitehorse Road, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $1,200,000 & $1,320,000

## Median sale price

Median price $963,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2022 to 30/09/2023 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 | 8/208 Canterbury Rd CANTERBURY 3126 | $1,270,000 | 01/09/2023 |
| 2 | | | |
| 3 | | | |

**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: 08/01/2024 09:24

# 602/184 Whitehorse Road, Balwyn Vic 3103

Tim Heavyside
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tim@heavyside.co



3 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,320,000
**Median Unit Price**
Year ending September 2023: $963,000

## Comparable Properties



**8/208 Canterbury Rd CANTERBURY 3126 (REI)** Agent Comments

3 2 1

**Price:** $1,270,000
**Method:** Private Sale
**Date:** 01/09/2023
**Property Type:** Apartment

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.

**Account** - Heavyside

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