

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

107/525 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/10/2019

to

30/09/2020

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	2/373 Belmore Rd BALWYN NORTH 3104	\$492,000	01/08/2020
2	17/47 Yerrin St BALWYN 3103	\$475,000	22/07/2020
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:

19/11/2020 12:13



Property Type:
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
Year ending September 2020: \$1,200,000

Comparable Properties



2/373 Belmore Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$492,000
Method: Private Sale
Date: 01/08/2020
Rooms: 4
Property Type: Apartment



17/47 Yerrin St BALWYN 3103 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 22/07/2020
Property Type: Strata Unit/Flat

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.