

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

3/491 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$741,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2024 to 30/06/2024 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 | 1/256 Union Rd BALWYN 3103 | \$731,000 | 15/02/2024 |
| 2 | 2/26 Windsor Cr SURREY HILLS 3127 | \$720,500 | 20/07/2024 |
| 3 | 3/4 Westminster St BALWYN 3103 | \$680,000 | 11/12/2023 |

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: 23/07/2024 15:48

Jack Treacey
0432 696 048
jtreacey@barryplant.com.au



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Property Type: Unit
Land Size: 169 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
June quarter 2024: \$741,000

Comparable Properties



1/256 Union Rd BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$731,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit



2/26 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$720,500
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit



3/4 Westminster St BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$680,000
Method: Private Sale
Date: 11/12/2023
Property Type: Unit