

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

205/184 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

208/188 WHITEHORSE ROAD BALWYN VIC 3103	\$380,000	31-Aug-22
608/188 WHITEHORSE ROAD BALWYN VIC 3103	\$400,000	29-Sep-22
5/222 RATHMINES ROAD HAWTHORN EAST VIC 3123	\$392,000	13-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 03 January 2023

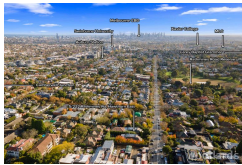

**208/188 WHITEHORSE ROAD
BALWYN VIC 3103**
 1  1  1

Sold Price **\$380,000** Sold Date **31-Aug-22**

Distance **0.07km**

**608/188 WHITEHORSE ROAD
BALWYN VIC 3103**
 1  1  1

Sold Price **\$400,000** Sold Date **29-Sep-22**

Distance **0.07km**

**5/222 RATHMINES ROAD
HAWTHORN EAST VIC 3123**
 2  1  1

Sold Price **\$392,000** Sold Date **13-Jul-22**

Distance **1.87km**
RS = Recent sale

UN = Undisclosed Sale

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