

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

105/198 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$630,000

&

\$660,000

Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Balwyn

Period - From

01/04/2021

to

30/06/2021

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	301/184 Whitehorse Rd BALWYN 3103	\$670,000	18/03/2021
2	2/14 Yarrbat Av BALWYN 3103	\$650,000	31/07/2021
3	203/198 Whitehorse Rd BALWYN 3103	\$618,000	08/06/2021

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:

16/09/2021 15:17



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
June quarter 2021: \$827,500

Comparable Properties



301/184 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 18/03/2021
Property Type: Unit



2/14 Yarrbat Av BALWYN 3103 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 31/07/2021
Property Type: Apartment

203/198 Whitehorse Rd BALWYN 3103 (VG)

Agent Comments



Price: \$618,000
Method: Sale
Date: 08/06/2021
Property Type: Strata Unit/Flat