

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

4/206 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$910,500

House

Unit

X

Suburb

Balwyn

Period - From

01/10/2017

to

30/09/2018

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	9/1245 Burke Rd KEW 3101	\$675,000	14/06/2018
2	2/33 Gordon St BALWYN 3103	\$652,000	16/06/2018
3	36/1245 Burke Rd KEW 3101	\$630,000	13/09/2018

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.



2
 1
 1

Rooms: 5

Property Type: Apartment

Agent Comments

A very spacious and renovated two bedroom apartment in The heart of Balwyn. Large bedrooms and a separate meals and living area with a full size modern kitchen plus a balcony that overlooks Balwyn Park. Heating/Cooling throughout.

Indicative Selling Price

\$640,000

Median Unit Price

Year ending September 2018: \$910,500

Comparable Properties



9/1245 Burke Rd KEW 3101 (REI)

2
 2
 2

Price: \$675,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

Smaller kitchen and smaller living/dining area.



2/33 Gordon St BALWYN 3103 (REI)

2
 1
 1

Price: \$652,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

A smaller and less modern apartment with smaller living zones.



36/1245 Burke Rd KEW 3101 (REI)

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 13/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

Smaller Kitchen and dining area