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

2/352 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,480,000	Pro	operty Type	Том	nhouse		Suburb	Balwyn
Period - From	22/03/2022	to	21/03/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2/8 Langford St SURREY HILLS 3127	\$1,200,000	14/12/2022
2	4/74 Balwyn Rd BALWYN 3103	\$1,162,000	03/12/2022
3	9/216 Belmore Rd BALWYN 3103	\$1,155,000	15/11/2022

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:

22/03/2023 11:24



2/352 Whitehorse Road, Balwyn Vic 3103

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Rooms: 5 Property Type: Townhouse (Single) Land Size: 222 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 22/03/2022 - 21/03/2023: \$1,480,000

Comparable Properties



2/8 Langford St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 14/12/2022 Property Type: Unit



4/74 Balwyn Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,162,000 Method: Auction Sale Date: 03/12/2022 Property Type: Unit Land Size: 229 sqm approx



9/216 Belmore Rd BALWYN 3103 (REI/VG)



Agent Comments

Price: \$1,155,000 Method: Private Sale Date: 15/11/2022 Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388





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