

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,480,000

Property Type Townhouse

Suburb Balwyn

Period - From 22/03/2022

to

21/03/2023

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	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

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3 2 2

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](#)

3 - -

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



4/74 Balwyn Rd BALWYN 3103 (REI/VG) [Agent Comments](#)

3 2 1

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](#)

3 2 2

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

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