

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

108/201 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$961,500

Property Type Unit

Suburb Balwyn

Period - From 01/04/2023

to 30/06/2023

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	115/201 Whitehorse Rd BALWYN 3103	\$700,000	20/04/2023
2	G08/1045 Burke Rd HAWTHORN EAST 3123	\$675,000	22/05/2023
3			

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:

20/08/2023 21:37



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2023: \$961,500

Comparable Properties



115/201 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 20/04/2023

Property Type: Apartment



G08/1045 Burke Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$675,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199