

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

410/188 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

Unit

Suburb

Balwyn

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

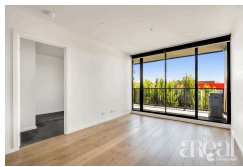
Date of sale

132/188 WHITEHORSE ROAD BALWYN VIC 3103	\$398,000	16-Mar-22
205/188 WHITEHORSE ROAD BALWYN VIC 3103	\$352,000	02-Oct-21
208/188 WHITEHORSE ROAD BALWYN VIC 3103	\$380,000	31-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 22 February 2023

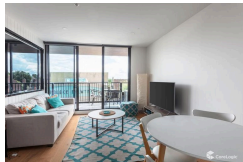


132/188 WHITEHORSE ROAD BALWYN VIC 3103

1 1 1

Sold Price **\$398,000** Sold Date **16-Mar-22**

Distance **0km**



205/188 WHITEHORSE ROAD BALWYN VIC 3103

1 1 1

Sold Price **\$352,000** Sold Date **02-Oct-21**

Distance **0km**

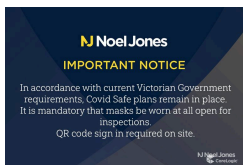


208/188 WHITEHORSE ROAD BALWYN VIC 3103

1 1 1

Sold Price **\$380,000** Sold Date **31-Aug-22**

Distance **0km**



310/188 WHITEHORSE ROAD BALWYN VIC 3103

1 1 1

Sold Price **\$405,000** Sold Date **28-Jan-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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