

# 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

1325/188 Whitehorse Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$460,000

### Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Balwyn

Period - From

14/07/2019

to

13/07/2020

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	226/188 Whitehorse Rd BALWYN 3103	\$445,000	21/03/2020
2	120/188 Whitehorse Rd BALWYN 3103	\$430,000	24/03/2020
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:

14/07/2020 17:29



**Property Type:**

Agent Comments

## Comparable Properties

**226/188 Whitehorse Rd BALWYN 3103**  
(REI/VG)

Agent Comments



**Price:** \$445,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Apartment



**120/188 Whitehorse Rd BALWYN 3103**  
(REI/VG)

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 24/03/2020

**Rooms:** 3

**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.