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Toby Parker 03 9830 7000 0413 581 104

tparker@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

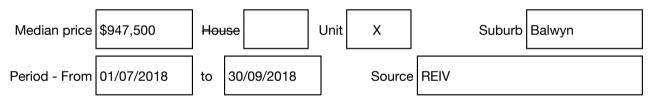
Address Including suburb and postcode 13/204 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price \$538,000

Median sale price



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	511/188 Whitehorse Rd BALWYN 3103	\$593,000	24/08/2018
2	16/206 Whitehorse Rd BALWYN 3103	\$580,000	12/09/2018
3	124/188 Whitehorse Rd BALWYN 3103	\$575,000	30/08/2018

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.

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propertydata

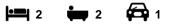
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Apartment Agent Comments Toby Parker 03 9830 7000 0413 581 104 tparker@hockingstuart.com.au

Indicative Selling Price \$538,000 Median Unit Price September quarter 2018: \$947,500

Comparable Properties



511/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$593,000 Method: Sold Before Auction Date: 24/08/2018 Rooms: -Property Type: Unit



16/206 Whitehorse Rd BALWYN 3103 (REI)



Price: \$580,000 Method: Auction Sale Date: 12/09/2018 Rooms: 4 Property Type: Apartment



124/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$575,000 Method: Private Sale Date: 30/08/2018 Rooms: -Property Type: Apartment

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Agent Comments



