

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

Median price \$947,500 House Unit X Suburb Balwyn

Period - From 01/07/2018 to 30/09/2018 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	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.



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



511/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

 2  2  1

Price: \$593,000

Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: Unit



16/206 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Auction Sale

Date: 12/09/2018

Rooms: 4

Property Type: Apartment



124/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

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Price: \$575,000

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: Apartment