

## 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

202/340 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Feb 2020

to

31 Jan 2021

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

106/342 Whitehorse Road Balwyn VIC 3103	\$405,000	24-Oct-20
1/204 Whitehorse Road Balwyn VIC 3103	\$440,000	13-Jan-21
113/188 Whitehorse Road Balwyn VIC 3103	\$436,500	02-Nov-20

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: 27 February 2021



**106/342 Whitehorse Road Balwyn VIC 3103**

Sold Price

**\$405,000**

Sold Date **24-Oct-20**

1 1 1

Distance **0.02km**



**1/204 Whitehorse Road Balwyn VIC 3103**

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **13-Jan-21**

1 1 1

Distance **0.77km**



**113/188 Whitehorse Road Balwyn VIC 3103**

Sold Price

**\$436,500**

Sold Date **02-Nov-20**

1 1 1

Distance **0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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