

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

220/188 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jul 2023

to

30 Jun 2024

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

| | | |
|---|-----------|-----------|
| 233/188 WHITEHORSE ROAD BALWYN VIC 3103 | \$556,000 | 16-Feb-24 |
| 106/1072 BURKE ROAD BALWYN NORTH VIC 3104 | \$580,000 | 21-Feb-24 |
| 112/78 DONCASTER ROAD BALWYN NORTH VIC 3104 | \$530,000 | 01-Apr-23 |

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: 26 July 2024

Deniz Berdilek
 M 0421848613
 E D.berdilek@motionproperty.com.au



**233/188 WHITEHORSE ROAD
BALWYN VIC 3103**

 2  2  1

Sold Price **\$556,000** Sold Date **16-Feb-24**

Distance **0.04km**



**106/1072 BURKE ROAD BALWYN
NORTH VIC 3104**

 2  2  1

Sold Price **\$580,000** Sold Date **21-Feb-24**

Distance **1.82km**



**112/78 DONCASTER ROAD
BALWYN NORTH VIC 3104**

 2  2  1

Sold Price **\$530,000** Sold Date **01-Apr-23**

Distance **2.19km**



**G01/525 WHITEHORSE ROAD
SURREY HILLS VIC 3127**

 2  2  1

Sold Price **\$540,000** Sold Date **20-Jan-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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