

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

116/188 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

\$360,000

&

\$385,000

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

188 WHITEHORSE ROAD BALWYN VIC 3103	\$385,500	27-Jun-24
317/188 WHITEHORSE ROAD BALWYN VIC 3103	\$370,000	07-Sep-23
312/188 WHITEHORSE ROAD BALWYN VIC 3103	\$379,000	04-May-24

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

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**188 WHITEHORSE ROAD BALWYN
 VIC 3103**

Sold Price

^{RS} **\$385,500**

Sold Date **27-Jun-24**

 1  1  1

Distance **0km**



**317/188 WHITEHORSE ROAD
 BALWYN VIC 3103**

Sold Price

\$370,000

Sold Date **07-Sep-23**

 1  1  1

Distance **0km**



**312/188 WHITEHORSE ROAD
 BALWYN VIC 3103**

Sold Price

\$379,000

Sold Date **04-May-24**

 1  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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