

## 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

G01/188 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

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$966,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Apr 2023

to

31 Mar 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

G08/188 WHITEHORSE ROAD BALWYN VIC 3103	\$411,000	25-Jul-23
607/188 WHITEHORSE ROAD BALWYN VIC 3103	\$410,000	08-Aug-23
214/828 BURKE ROAD CAMBERWELL VIC 3124	\$420,000	19-Feb-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: 05 April 2024



**608/188 WHITEHORSE ROAD  
BALWYN VIC 3103**

 1  1  1

Sold Price **\$411,000** Sold Date **25-Jul-23**

Distance **0km**



**607/188 WHITEHORSE ROAD  
BALWYN VIC 3103**

 1  1  1

Sold Price **\$410,000** Sold Date **08-Aug-23**

Distance **0km**

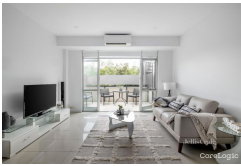


**214/828 BURKE ROAD  
CAMBERWELL VIC 3124**

 1  1  1

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **19-Feb-24**

Distance **1.82km**



**1/1021 BURKE ROAD  
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$423,000** Sold Date **20-Dec-23**

Distance **1.86km**



**301/188 WHITEHORSE ROAD  
BALWYN VIC 3103**

 1  1  1

Sold Price **\$400,000** Sold Date **04-Sep-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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