

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$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
206/348 CANTERBURY ROAD SURREY HILLS VIC 3127	\$550,000	21-Mar-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: 09 July 2024



**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**



**206/348 CANTERBURY ROAD  
SURREY HILLS VIC 3127**

 2  2  1

Sold Price **\$550,000** Sold Date **21-Mar-23**

Distance **2.27km**

RS = Recent sale      UN = Undisclosed Sale

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