

# 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 **G21/ 188 Whitehorse Rd, Balwyn, VIC 3103.**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between **\$550,000** & **\$590,000**

### Median sale price

Median price **\$622,500** Property type **Unit** Suburb **Balwyn**

Period - From **1/7/2019** to **30/09/2019** Source **REIV**

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	<b>202/198 Whitehorse Rd, Balwyn, VIC 3103</b>	\$642,000	28/08/2019
2	<b>101/340 Whitehorse Rd, Balwyn, VIC 3103</b>	\$671,500	06/07/2019
3	<b>202/188 Whitehorse Rd, Balwyn, VIC 3103</b>	\$540,000	03/07/2019

This Statement of Information was prepared on: **31/10/2019**