



Statement of Information

Section 47AF of the Estate Agents Act 1980

334/188 Whitehorse Road Balwyn VIC 3103

Indicative selling price

\$525,000 – \$535,000

Median Unit sale price in Balwyn from 1st December 2017 to 30th November 2018

\$710,000

Source: CoreLogic

Contact Agent

Stefano Pribac

0467 056 459

Motion Property

Level 5, 132 Albert Road
South Melbourne 3205 VIC

P: 1300 850 730

Comparable Property Sales

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	Property Type	Sold Price	Sold Date
511/188 Whitehorse Road, Balwyn VIC 3103	2 Bed 2 Bath 1 Car	\$593,000	24/08/18
16/206 Whitehorse Road, Balwyn VIC 3103	2 Bed 1 Bath 1 Car	\$580,000	13/09/18
1/36 Jurang Street, Balwyn VIC 3103	2 Bed 1 Bath 1 Car	\$560,500	26/11/18

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