

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

6/85 Grosvenor Street Balaclava VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2018

to

31 Aug 2019

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

10/21 Blenheim Street Balaclava VIC 3183	\$275,000	10-Jul-19
7/24 Prentice Street St Kilda East VIC 3183	\$280,000	30-Mar-19
6/37 Hotham Street St Kilda East VIC 3183	\$285,000	15-Jun-19

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: 25 September 2019



**10/21 Blenheim Street Balaclava
VIC 3183**

Sold Price

\$275,000

Sold Date

10-Jul-19



1



1



1

Distance

0.71km



**7/24 Prentice Street St Kilda East
VIC 3183**

Sold Price

\$280,000

Sold Date

30-Mar-19



1



1



1

Distance

0.96km



**6/37 Hotham Street St Kilda East
VIC 3183**

Sold Price

\$285,000

Sold Date

15-Jun-19



1



1



1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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