

## 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

14/13-15 Gourlay Street, Balaclava Vic 3183

## Indicative selling price

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

Single price \$340,000

## Median sale price

Median price \$620,000

House

Unit

X

Suburb

Balaclava

Period - From 01/07/2018

to

30/06/2019

Source REIV

## 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 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	3/82 Grosvenor St BALACLAVA 3183	\$340,000	23/03/2019
2	6/26 The Avenue BALACLAVA 3183	\$322,000	21/05/2019
3	7/52 Alma Rd ST KILDA 3182	\$320,000	16/03/2019

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 six months.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$340,000

**Median Unit Price**

Year ending June 2019: \$620,000

## Comparable Properties



**3/82 Grosvenor St BALACLAVA 3183 (REI/VG)** **Agent Comments**

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**Price:** \$340,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**6/26 The Avenue BALACLAVA 3183 (REI)** **Agent Comments**

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**Price:** \$322,000  
**Method:** Private Sale  
**Date:** 21/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**7/52 Alma Rd ST KILDA 3182 (REI/VG)** **Agent Comments**

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 16/03/2019  
**Rooms:** -  
**Property Type:** Apartment