

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

5/16 The Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$410,000

Median sale price

Median price

\$515,250

Property Type

Unit

Suburb

Balaclava

Period - From

01/07/2021

to

30/09/2021

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	201/160 Hotham St ST KILDA EAST 3183	\$420,000	27/10/2021
2	4/178-180 Barkly St ST KILDA 3182	\$406,000	03/11/2021
3	8/8 Te Arai Av ST KILDA EAST 3183	\$400,000	09/11/2021

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.~~

This Statement of Information was prepared on:

24/11/2021 15:05

5/16 The Avenue, Balaclava Vic 3183

Chisholm&Gamon

Torsten Kasper

03 9531 1245

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Indicative Selling Price

\$410,000

Median Unit Price

September quarter 2021: \$515,250



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



201/160 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment



4/178-180 Barkly St ST KILDA 3182 (REI) **Agent Comments**

 1  1  1

Price: \$406,000

Method: Private Sale

Date: 03/11/2021

Property Type: Apartment



8/8 Te Arai Av ST KILDA EAST 3183 (REI) **Agent Comments**

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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