

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10/44 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Single price \$ or range between \$450,000 & \$495,000

Median sale price

Median price \$1,390,000 Property type House Suburb Balaclava

Period - From 01/07/2023 to 30/06/2024 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 24/28 Fulton Street, St Kilda East	\$480,000	13/09/2024
2 15/327 Orrong Road, St Kilda East	\$455,000	08/09/2024
3 4/37 Hotham Street, St Kilda East	\$470,000	09/07/2024

This Statement of Information was prepared on: 20/09/2024