## Statement of Information

## Single residential property located in the Melbourne metropolitan area

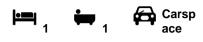
## Section 47AF of the Estate Agents Act 1980

Property offered	for sale									
Addr Including suburb postc	enor Street,	Balac	lava Vic 3	183						
Indicative selling	price									
For the meaning of	this price see	cons	sumer.vic.go	ν.au/ι	underquot	ting				
Range between \$345,000			&		\$365,000					
Median sale price	е									
Median price \$72	21,500	Pro	operty Type	Unit			Subur	bBalaclava		
Period - From 01/	/10/2020	to	31/12/2020	)	So	urce	REIV			
Comparable prop	perty sales (	*De	lete A or B	belo	w as app	olical	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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										
2										
3										
OR										
	agent or agen were sold with								ree comparable nonths.	
	This Statement of Information was prepared on:							03/03/2021 15:17		









**Property Type:** Strata Apartment Agent Comments

Indicative Selling Price \$345,000 - \$365,000 Median Unit Price December quarter 2020: \$721,500

## Comparable Properties

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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