

# 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

2/38 Sycamore Grove, 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 \$530,000

### Median sale price

Median price \$721,500

Property Type Unit

Suburb Balaclava

Period - From 01/10/2020

to 31/12/2020

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	6/36 Sycamore Gr BALACLAVA 3183	\$535,000	13/02/2021
2	10/378 Inkerman St ST KILDA EAST 3183	\$521,000	28/11/2020
3	5/13 Cardigan St ST KILDA EAST 3183	\$510,000	16/02/2021

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:

29/03/2021 07:12



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/36 Sycamore Gr BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 13/02/2021

**Property Type:** Apartment



**10/378 Inkerman St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$521,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Apartment



**5/13 Cardigan St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 16/02/2021

**Property Type:** Apartment