

RT Edgar

STATEMENT OF INFORMATION

19th July, 2018

Property offered for sale

6/66 Grosvenor Street, Balaclava

Indicative selling price

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

Range
between \$490,000 & \$530,000

Median sale price

Median price \$695,000 House Unit X Suburb Balaclava

Period - From 01/03/2018 to 30/06/2018 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 RT Edgar Albert Park estate agent and Simon Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6/39 Gourlay Street, Balaclava, 3183	\$525,000	15/06/2018
2 21/327 Orrong Road, St Kilda East, 3183	\$495,000	29/04/2018
3 8/85 Grosvenor Street, Balaclava, 3183	\$482,500	24/03/2018