

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

1/37 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb Balaclava

Period - From 01/01/2021

to 31/03/2021

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	23/99 Alma Rd ST KILDA EAST 3183	\$605,000	20/03/2021
2	13/99 Alma Rd ST KILDA EAST 3183	\$605,000	21/03/2021
3	9/11 Albion St BALACLAVA 3183	\$597,500	18/04/2021

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:

21/04/2021 17:09

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Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price

March quarter 2021: \$666,000



Rooms: 3

Property Type: Apartment

Land Size: 63 sqm approx

Agent Comments

Comparable Properties



23/99 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment



13/99 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 21/03/2021

Rooms: 4

Property Type: Apartment



9/11 Albion St BALACLAVA 3183 (REI)

Agent Comments



Price: \$597,500

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment