



Rooms:

Property Type: Apartment

Agent Comments

Claudio Perruzza

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

March quarter 2017: \$530,000

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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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	1/40 Sycamore Grove, Balaclava Vic 3183
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Indicative selling price

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

Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$530,000	Unit	X	Suburb	Balaclava
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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.