

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

1/42 THE AVENUE BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1/14 MELBY AVENUE ST KILDA EAST VIC 3183	\$682,000	03-Mar-24
5/199 HOTHAM STREET RIPPONLEA VIC 3185	\$675,000	26-May-24
2/114A WESTBURY CLOSE BALACLAVA VIC 3183	\$675,000	05-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 12 June 2024

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**1/14 MELBY AVENUE ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$682,000** Sold Date **03-Mar-24**

Distance **0.29km**



**5/199 HOTHAM STREET
 RIPPONLEA VIC 3185**

2 1 1

Sold Price ^{RS} **\$675,000** Sold Date **26-May-24**

Distance **0.78km**



**2/114A WESTBURY CLOSE
 BALACLAVA VIC 3183**

2 2 -

Sold Price **\$675,000** Sold Date **05-Dec-23**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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