

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 5/22 Orange Grove, Balaclava VIC

Indicative selling price

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

Single price \$ or range between \$820,000 & \$900,000

Median sale price

Median price \$515,250 Property type Unit Suburb Balaclava

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
1/13 Hughenden Road, St Kilda East VIC 3183	\$930,000	6/11/2021
5/38 Westbury Street, St Kilda East VIC 3183	\$880,000	31/10/2021
4/1 Rothesay Avenue, Elwood VIC 3184	\$850,000	20/10/2021

This Statement of Information was prepared on: 7/11/2021