

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

G04/43-45 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$650,000 & \$700,000

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 five kilometres of the property for sale in the last 18 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	1/45-47 Nelson St BALACLAVA 3183	\$815,000	15/05/2021
2	G07/43-45 The Avenue BALACLAVA 3183	\$835,100	08/03/2021
3	204/65-67 Grosvenor St BALACLAVA 3183	\$721,500	16/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/05/2021 11:47

Tony Doh
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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2021: \$666,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/45-47 Nelson St BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$815,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



G07/43-45 The Avenue BALACLAVA 3183 (REI) Agent Comments

2 2 1

Price: \$835,100

Method: Sold Before Auction

Date: 08/03/2021

Property Type: Apartment



204/65-67 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$721,500

Method: Sold Before Auction

Date: 16/12/2020

Property Type: Apartment