

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

10/26 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$295,000 & \$320,000

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	6/1 Celeste Ct ST KILDA EAST 3183	\$309,000	06/06/2021
2	10/93 Grosvenor St BALACLAVA 3183	\$300,000	20/04/2021
3	8/104 Alexandra St ST KILDA EAST 3183	\$299,000	15/03/2021

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:

01/07/2021 13:07

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Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

March quarter 2021: \$666,000



Rooms: 2

Property Type: Apartment

Land Size: 46 sqm approx

Agent Comments

Comparable Properties



6/1 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$309,000

Method: Private Sale

Date: 06/06/2021

Property Type: Apartment



10/93 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 20/04/2021

Property Type: Apartment



8/104 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$299,000

Method: Sold Before Auction

Date: 15/03/2021

Property Type: Apartment