

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

G09/43-45 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Flats

Suburb

Balaclava

Period-from

01 Jun 2022

to

31 May 2023

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

13/11 THE AVENUE BALACLAVA VIC 3183	\$615,000	06-May-23
1/11 THE AVENUE BALACLAVA VIC 3183	\$675,000	25-Mar-23
104/43-45 THE AVENUE BALACLAVA VIC 3183	\$585,000	06-Feb-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: 14 June 2023


13/11 THE AVENUE BALACLAVA VIC 3183

Sold Price

^{RS}
\$615,000

Sold Date **06-May-23**
 2

 1

 1

Distance

0.22km

1/11 THE AVENUE BALACLAVA VIC 3183

Sold Price

\$675,000

Sold Date **25-Mar-23**
 2

 1

 1

Distance

0.22km

104/43-45 THE AVENUE BALACLAVA VIC 3183

Sold Price

\$585,000

Sold Date **06-Feb-23**
 2

 2

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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