

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 Elm Grove 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,477,500

Property type

House

Suburb

Balaclava

Period-from

01 Mar 2021

to

28 Feb 2022

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

203 Hotham Street Ripponlea VIC 3185	\$1,650,000	24-Jan-22
10 Young Street St Kilda East VIC 3183	\$1,520,000	06-Nov-21
187 Alma Road St Kilda East VIC 3183	\$1,570,000	12-Dec-21

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: 03 March 2022

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203 Hotham Street Ripponlea VIC 3185

Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **24-Jan-22**

3 1 -

Distance **0.39km**



10 Young Street St Kilda East VIC 3183

Sold Price **\$1,520,000** Sold Date **06-Nov-21**

3 2 -

Distance **1.2km**



187 Alma Road St Kilda East VIC 3183

Sold Price **\$1,570,000** Sold Date **12-Dec-21**

3 1 -

Distance **1.41km**

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

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