

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

4/38 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2022

to

30 Sep 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

2/55 ELM GROVE BALACLAVA VIC 3183	615000	28-Aug-23
10/81-83 GROSVENOR STREET BALACLAVA VIC 3183	636000	19-Sep-23
13/11 THE AVENUE BALACLAVA VIC 3183	615000	06-May-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.~~

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2/55 ELM GROVE BALACLAVA VIC 3183 Sold Price

^{RS} **615000** Sold Date **28-Aug-23**

2 1 1

Distance **0.45km**



10/81-83 GROSVENOR STREET BALACLAVA VIC 3183 Sold Price

^{RS} **636000** Sold Date **19-Sep-23**

2 1 1

Distance **0.32km**



13/11 THE AVENUE BALACLAVA VIC 3183 Sold Price

615000 Sold Date **06-May-23**

2 1 1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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