

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1/103 Grosvenor Street BALACLAVA 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$800,000 & \$880,000

## Median sale price

Median price \$550,000 Property type Unit Suburb Balaclava

Period - From 01/07/2024 to 30/09/2024 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 10/4 Pilley Street ST KILDA EAST 3183	\$855,000	01/10/2024
2 4/41 Dickens Street ELWOOD 3184	\$850,000	08/10/2024
3 7/62 Hotham Street ST KILDA EAST 3183	\$805,000	01/08/2024

This Statement of Information was prepared on: 04/11/2024