

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/20 ORANGE 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

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 five kilometres of the property for sale in the last 18 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

4/20 ORANGE GROVE BALACLAVA VIC 3183	\$439,500	14-Jan-22
15/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$400,000	09-Nov-21
5/273 ORRONG ROAD ST KILDA EAST VIC 3183	\$390,000	21-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 March 2022

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**4/20 ORANGE GROVE
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$439,500** Sold Date **14-Jan-22**

Distance -



**15/46 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$400,000** Sold Date **09-Nov-21**

Distance **0.66km**



**5/273 ORRONG ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$390,000** Sold Date **21-Nov-21**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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