# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/2C Oak Grove, Balaclava Vic 3183

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |           |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer   | \$755,000         |      | &            |       | \$830,000 |      |        |           |
| Median sale p   | rice              |      |              |       |           |      |        |           |
| Median price    | \$600,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Balaclava |
| Period - From   | 01/10/2019        | to   | 30/09/2020   |       | So        | urce | 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.

| Ad | dress of comparable property        | Price     | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1  | 3/2C Oak Gr RIPPONLEA 3185          | \$830,000 | 06/12/2020   |
| 2  | 3/35 Prahran Gr ELSTERNWICK 3185    | \$791,000 | 07/12/2020   |
| 3  | 2/55 Westbury St ST KILDA EAST 3183 | \$747,000 | 10/11/2020   |

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 six months.

This Statement of Information was prepared on:

18/12/2020 11:53









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$755,000 - \$830,000 Median Unit Price Year ending September 2020: \$600,000

# **Comparable Properties**



3/2C Oak Gr RIPPONLEA 3185 (REI)



Price: \$830,000 Method: Auction Sale Date: 06/12/2020 Rooms: 4 Property Type: Townhouse (Res) Agent Comments

Agent Comments



3/35 Prahran Gr ELSTERNWICK 3185 (REI)



Price: \$791,000 Method: Sold Before Auction Date: 07/12/2020 Property Type: Townhouse (Single)

2/55 Westbury St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$747,000 Method: Sale Date: 10/11/2020 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.