

# 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

4/2C Oak Grove, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$755,000

&

\$830,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Balaclava

Period - From 01/10/2019

to 30/09/2020

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	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)**

Agent Comments

**Price:** \$830,000**Method:** Auction Sale**Date:** 06/12/2020**Rooms:** 4**Property Type:** Townhouse (Res)**3/35 Prahran Gr ELSTERNWICK 3185 (REI)**

Agent Comments

**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