

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

3/11 The Avenue, Balaclava

Indicative selling price

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

Single price

\$-----

or range between

\$570,000

\$620,000

Median sale price

Median price

\$666,000

Property type

Apartment

Suburb

Balaclava

Period - From

1/1/2021

to

31/03/2021

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	5/11 The Avenue, Balaclava	\$575,000	16/4/2021
2	3/107 Grosvenor Street, Balaclava	\$615,000	21/6/2021
3	9/22 Westbury Street, St Kilda East	\$619,500	12/5/2021

This Statement of Information was prepared on: 25/6/2021