

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 4/40 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 \$630,000 & \$690,000

Median sale price

Median price \$529,000 Property type Apartment Suburb Balaclava

Period - From 1/7/2022 to 30/9/2022 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
2/124 Inkerman Street, St Kilda	\$691,000	4/11/2022
10/16 Charnwood Road, St Kilda	\$685,000	3/10/2022
7/8 Meadow Street, St Kilda East	\$708,500	4/9/2022

This Statement of Information was prepared on: 20/12/2022