

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

15/93 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$310,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2021

to

31/12/2021

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	5/162 Chapel St ST KILDA 3182	\$325,000	12/12/2021
2	10/50 Carlisle St ST KILDA 3182	\$305,000	28/10/2021
3	1/329 Orrong Rd ST KILDA EAST 3183	\$295,000	20/11/2021

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:

01/03/2022 13:28

Marcus Peters
03 9534 8014
0418 337 051

marcuspeters@whiting.com.au

Indicative Selling Price

\$310,000

Median Unit Price

Year ending December 2021: \$666,000



Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



5/162 Chapel St ST KILDA 3182 (VG)

Agent Comments



Price: \$325,000

Method: Sale

Date: 12/12/2021

Property Type: Strata Unit/Flat



10/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 28/10/2021

Property Type: Apartment



1/329 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 20/11/2021

Property Type: Apartment