

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

1/24 The Avenue Balaclava VIC 3183

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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

10 The Avenue Balaclava VIC 3183	\$800,000	12-Oct-21
4/6 May Street Elwood VIC 3184	\$800,000	19-Nov-21
7/179-183 Brighton Road Elwood VIC 3184	\$810,000	29-Sep-21

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 6 months.~~

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10 The Avenue Balaclava VIC 3183

Sold Price

\$800,000

Sold Date

12-Oct-21

2

1

2

Distance

0.11km



4/6 May Street Elwood VIC 3184

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

19-Nov-21

2

1

1

Distance

0.94km



7/179-183 Brighton Road Elwood VIC 3184

Sold Price

\$810,000

Sold Date

29-Sep-21

2

1

1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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