

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

8A 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2020

to

31 Aug 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

12/8 The Avenue Windsor VIC 3181	\$830,000	23-Jul-21
1/119-125 Wellington Street St Kilda VIC 3182	\$800,000	14-Dec-20
3/35 Prahran Grove Elsternwick VIC 3185	\$791,000	07-Dec-20

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.~~

This Statement of Information was prepared on: 20 September 2021

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12/8 The Avenue Windsor VIC 3181

Sold Price

^{RS} **\$830,000**

Sold Date

23-Jul-21

2

1

2

Distance

1.57km



1/119-125 Wellington Street St Kilda VIC 3182

Sold Price

\$800,000

Sold Date

14-Dec-20

2

1

2

Distance

1.62km



3/35 Prahran Grove Elsternwick VIC 3185

Sold Price

\$791,000

Sold Date

07-Dec-20

2

1

2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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