

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

13/11 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2022

to

30 Apr 2023

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

1/2 GOURLAY STREET BALACLAVA VIC 3183	\$627,500	25-Feb-23
2/2 DICKENS STREET ELWOOD VIC 3184	\$592,000	16-Mar-23
10/17-19 THE AVENUE WINDSOR VIC 3181	\$618,000	04-Mar-23

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: 05 May 2023

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



1/2 GOURLAY STREET BALACLAVA VIC 3183

2 1 1

Sold Price

\$627,500

Sold Date

25-Feb-23

Distance

0.1km

2/2 DICKENS STREET ELWOOD VIC 3184

2 1 1

Sold Price

^{RS} **\$592,000**

Sold Date

16-Mar-23

Distance

0.67km

10/17-19 THE AVENUE WINDSOR VIC 3181

2 1 1

Sold Price

\$618,000

Sold Date

04-Mar-23

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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