

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

3/38 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Range between

\$520,000

&

\$535,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Balaclava

Period - From

27/05/2021

to

26/05/2022

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
1	201/126 Chapel St ST KILDA 3182	\$590,000	15/12/2021
2	4/90 Barkly St ST KILDA 3182	\$585,000	20/01/2022
3	2/27 Alma Gr ST KILDA 3182	\$566,000	11/12/2021

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:

27/05/2022 15:34

3/38 Sycamore Grove, Balaclava Vic 3183

Chisholm & Gamon

Torsten Kasper

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Indicative Selling Price

\$520,000 - \$535,000

Median Unit Price

27/05/2021 - 26/05/2022: \$570,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



201/126 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment



4/90 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 20/01/2022

Property Type: Apartment



2/27 Alma Gr ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$566,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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