

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

8/18 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$290,000 & \$300,000

Median sale price

Median price \$604,000 Property Type Unit Suburb Balaclava

Period - From 14/07/2019 to 13/07/2020 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.

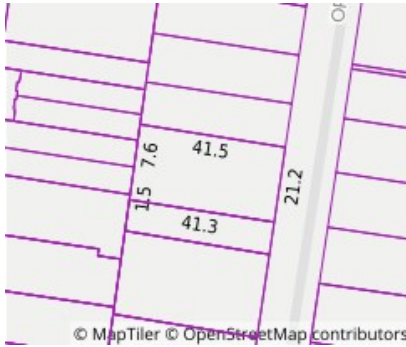
	Address of comparable property	Price	Date of sale
1	101/233 Dandenong Rd WINDSOR 3181	\$325,000	06/07/2020
2	17/37 Vale St ST KILDA 3182	\$285,000	12/06/2020
3	216/153b High St PRAHRAN 3181	\$271,000	26/06/2020

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:

14/07/2020 15:05



1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$290,000 - \$300,000

Median Unit Price

14/07/2019 - 13/07/2020: \$604,000

Comparable Properties



101/233 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 06/07/2020

Property Type: Apartment



17/37 Vale St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$285,000

Method: Private Sale

Date: 12/06/2020

Property Type: Apartment

216/153b High St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$271,000

Method: Sold Before Auction

Date: 26/06/2020

Property Type: Apartment