

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

11 CAMDEN STREET 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

\$1,290,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,531,500

Property type

House

Suburb

Balaclava

Period-from

01 Mar 2021

to

28 Feb 2022

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

62 ARGYLE STREET ST KILDA VIC 3182	\$1,331,000	27-Nov-21
13 GLEN EIRA AVENUE BALACLAVA VIC 3183	\$1,350,000	11-Dec-21
19 SHIRLEY GROVE ST KILDA EAST VIC 3183	\$1,415,000	20-Dec-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.~~

This Statement of Information was prepared on: 16 March 2022

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

62 ARGYLE STREET ST KILDA VIC 3182

Sold Price

\$1,331,000

Sold Date

27-Nov-21

2

1

1

Distance

0.64km**13 GLEN EIRA AVENUE
BALACLAVA VIC 3183**

Sold Price

\$1,350,000

Sold Date

11-Dec-21

2

1

1

Distance

0.98km**19 SHIRLEY GROVE ST KILDA EAST
VIC 3183**

Sold Price

\$1,415,000

Sold Date

20-Dec-21

2

1

1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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