

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

5/18 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Balaclava

Period - From

30/10/2018

to

29/10/2019

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	9/21 Blenheim St BALACLAVA 3183	\$300,000	28/06/2019
2	10/52 Alma Rd ST KILDA 3182	\$300,000	21/10/2019
3	7/18 Nightingale St BALACLAVA 3183	\$297,000	20/08/2019

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:

30/10/2019 14:20

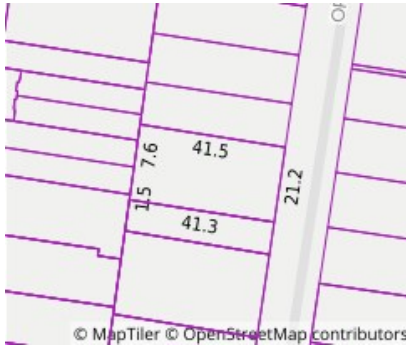
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Indicative Selling Price

\$295,000

Median Unit Price

30/10/2018 - 29/10/2019: \$600,000



Property Type: Flat

Agent Comments

Comparable Properties



9/21 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 28/06/2019

Property Type: Apartment



10/52 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 21/10/2019

Rooms: 3

Property Type: Unit



7/18 Nightingale St BALACLAVA 3183 (REI)

Agent Comments



Price: \$297,000

Method: Private Sale

Date: 20/08/2019

Property Type: Apartment