

HOUSE Offered for Sale

Section 47AF of the Estate Agents Act 1980

32 Elm Grove Balaclava VIC 3183

 3
  1
  -
Indicative Selling PriceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,350,000

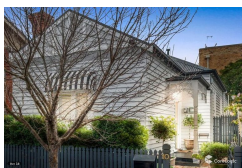
Median Sale Price

\$1,391,000 Houses in Balaclava between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

**22 Marlborough Street Balaclava VIC 3183**
 2
  2
  1
Sold Price **\$1,400,000**Sold Date **06-Jun-18**Distance **0.76km****10 Lambert Grove St Kilda East VIC 3183**
 2
  1
  -
Sold Price **\$1,305,000**Sold Date **11-Aug-18**Distance **1.08km****18 Prentice Street St Kilda East VIC 3183**
 3
  1
  -
Sold Price **\$1,385,000**Sold Date **14-Jul-18**Distance **1.1km**

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