

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

6/49 GOURLAY 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2023

to

31 Jan 2024

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

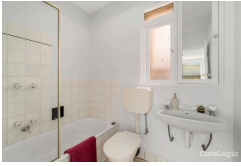
3/21 BLENHEIM STREET BALACLAVA VIC 3183	\$292,500	25-Aug-23
31/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$300,000	18-Oct-23
14/79 ALMA ROAD ST KILDA VIC 3182	\$310,000	28-Sep-23

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: 05 February 2024

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**3/21 BLENHEIM STREET
 BALACLAVA VIC 3183**

1 1 1

Sold Price **\$292,500** Sold Date **25-Aug-23**

Distance **0.7km**



**31/5-9 FULTON STREET ST KILDA
 EAST VIC 3183**

1 1 1

Sold Price **\$300,000** Sold Date **18-Oct-23**

Distance **1.3km**



**14/79 ALMA ROAD ST KILDA VIC
 3182**

1 1 1

Sold Price ^{RS} **\$310,000** Sold Date **28-Sep-23**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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