

## 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

39 SYCAMORE GROVE BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Balaclava

Period-from

01 Sep 2023

to

31 Aug 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 ELM GROVE BALACLAVA VIC 3183        | \$1,315,000 | 16-Mar-24 |
| 39A SYCAMORE GROVE BALACLAVA VIC 3183 | \$1,375,000 | 10-Apr-24 |
| 48 BALSTON STREET BALACLAVA VIC 3183  | \$1,375,000 | 08-Aug-24 |

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 September 2024

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**3 ELM GROVE BALACLAVA VIC 3183**

3 1 -

Sold Price **\$1,315,000** Sold Date **16-Mar-24**

Distance **0.2km**



**39A SYCAMORE GROVE  
BALACLAVA VIC 3183**

2 1 -

Sold Price **\$1,375,000** Sold Date **10-Apr-24**

Distance **0km**



**48 BALSTON STREET BALACLAVA  
VIC 3183**

2 1 -

Sold Price <sup>RS</sup> **\$1,375,000** Sold Date **08-Aug-24**

Distance **0.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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