

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

3/22 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/10/2022

to

31/12/2022

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	4/6 John St ELWOOD 3184	\$718,000	25/02/2023
2	4/16 Charnwood Rd ST KILDA 3182	\$700,000	01/03/2023
3	10/1a Hawsleigh Av BALACLAVA 3183	\$685,000	18/02/2023

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:

14/04/2023 11:45



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/6 John St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$718,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Apartment



4/16 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Sold Before Auction

Date: 01/03/2023

Property Type: Apartment



10/1a Hawsleigh Av BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Apartment