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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 2 Sycamore Grove, Balaclava 3183

## Indicative selling price

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

range between \$1,400,000 & \$1,540,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,178,000

\*House X

\*Unit

Suburb Balaclava

Period - From 01/01/2018 to 31/12/2018

Source REIV

## Comparable property sales

**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.