

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 14 Elm Grove, Balaclava 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 \$1,279,000

Median sale price

Median price \$1,375,000 Property type House Suburb Balaclava

Period - From 01/06/2024 to 30/06/2024 Source REIV

Comparable property sales

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
39 Sycamore Gr Balaclava 3183	\$1,220,000	12/10/2024
86 Clyde St St Kilda 3182	\$1,200,000	03/10/2024
13 Bell St Ripponlea 3185	\$1,290,000	14/08/2024

This Statement of Information was prepared on: 2/12/2024