

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 3 Camden Street, Balaclava

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 \$1,180,000 & \$1,280,000

Median sale price

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

Period - From 01/07/2024 to 30/09/2024 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
7 Kelburn Street, Caulfield North	\$1,290,000	10/11/2024
27 Prentice Street, St Kilda East	\$1,250,000	09/11/2024
32 Westbury Grove, Balaclava	\$1,250,000	30/09/2024

This Statement of Information was prepared on: 03/12/2024