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

3/38 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Single price \$475,000

Median sale price

Median price	\$595,000	Hou	ISE	Unit	х	Suburb	Balaclava
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/27 The Avenue BALACLAVA 3183	\$500,000	01/12/2018
2	8/169 Glen Huntly Rd ELWOOD 3184	\$491,500	19/12/2018
3	6/102 Brighton Rd RIPPONLEA 3185	\$473,000	09/03/2019

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Townhouse (Single) Agent Comments

Xavier Maher 03 9646 4444 0418 587 940 xmaher@chisholmgamon.com.au

Indicative Selling Price \$475.000 **Median Unit Price** Year ending December 2018: \$595,000

Comparable Properties



2/27 The Avenue BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$500.000 Method: Auction Sale Date: 01/12/2018 Rooms: 4 Property Type: Apartment



8/169 Glen Huntly Rd ELWOOD 3184 (REI/VG) Agent Comments



Price: \$491,500 Method: Private Sale Date: 19/12/2018 Rooms: -Property Type: Apartment



6/102 Brighton Rd RIPPONLEA 3185 (REI)



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Price: \$473,000 Method: Auction Sale Date: 09/03/2019 Rooms: 4 Property Type: Apartment

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Agent Comments