

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

3/38 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

House

Unit

X

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.

	Address 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.



2 1 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



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

Agent Comments

2 1 1

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

2 1 1

Price: \$491,500

Method: Private Sale

Date: 19/12/2018

Rooms: -

Property Type: Apartment



6/102 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$473,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 4

Property Type: Apartment