

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/38 ELM GROVE BALACLAVA VIC 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,250

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

9/58 HOTHAM STREET ST KILDA EAST VIC 3183	480000	20-Aug-22
4/31 BLENHEIM STREET BALACLAVA VIC 3183	490000	21-Jul-22
1/52 WILLIAM STREET BALACLAVA VIC 3183	479000	15-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 October 2022

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**9/58 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

480000 Sold Date **20-Aug-22**

Distance **1.09km**



**4/31 BLENHEIM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

490000 Sold Date **21-Jul-22**

Distance **0.8km**



**1/52 WILLIAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

479000 Sold Date **15-Jul-22**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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