

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

2/51 GOURLAY STREET 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

5/44 THE AVENUE BALACLAVA VIC 3183	\$535,000	20-Oct-22
21/9 MEADOW STREET ST KILDA EAST VIC 3183	\$511,600	08-Nov-22
15/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$525,000	10-Feb-23

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 6 months.~~

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5/44 THE AVENUE BALACLAVA VIC 3183

2 1 1

Sold Price **\$535,000** Sold Date **20-Oct-22**

Distance **0.19km**



21/9 MEADOW STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **\$511,600** Sold Date **08-Nov-22**

Distance **0.66km**



15/55 ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 -

Sold Price ^{RS} **\$525,000** Sold Date **10-Feb-23**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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