

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

10/38-40A BRIGHTON ROAD 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2022

to

31 May 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

2/2 DICKENS STREET ELWOOD VIC 3184	\$592,000	08-Mar-23
24/197 BRIGHTON ROAD ELWOOD VIC 3184	\$610,000	03-Jun-23
8/122 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$590,000	06-Jun-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.

This Statement of Information was prepared on: 21 June 2023

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



**2/2 DICKENS STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$592,000

Sold Date **08-Mar-23**

Distance **0.4km**



**24/197 BRIGHTON ROAD ELWOOD
VIC 3184**

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date **03-Jun-23**

Distance **0.64km**



**8/122 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date **06-Jun-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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