

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

5/9 CAMDEN 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

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2022

to

30 Apr 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

2/100 WESTBURY STREET BALACLAVA VIC 3183	\$405,000	09-Mar-23
2/27 SYCAMORE GROVE BALACLAVA VIC 3183	\$425,000	20-Nov-22
3/100 WESTBURY STREET BALACLAVA VIC 3183	\$385,000	21-Jul-22

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: 05 May 2023



**2/100 WESTBURY STREET
BALACLAVA VIC 3183**

 1  1  1

Sold Price **\$405,000** Sold Date **09-Mar-23**

Distance **0.43km**



**2/27 SYCAMORE GROVE
BALACLAVA VIC 3183**

 1  1  1

Sold Price **\$425,000** Sold Date **20-Nov-22**

Distance **1.03km**



**3/100 WESTBURY STREET
BALACLAVA VIC 3183**

 1  1  1

Sold Price **\$385,000** Sold Date **21-Jul-22**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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