

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

3/41 The Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$650,000

Median sale price

Median price \$661,000

Property Type Unit

Suburb Balaclava

Period - From 01/10/2021

to 31/12/2021

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	15/11 The Avenue BALACLAVA 3183	\$640,000	18/02/2022
2	4/12 Carlisle Av BALACLAVA 3183	\$600,000	04/03/2022
3			

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.~~

This Statement of Information was prepared on:

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Property Type: Strata Unit/Flat

Land Size: 63sqm sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2021: \$661,000

Comparable Properties



15/11 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 18/02/2022

Property Type: Apartment



4/12 Carlisle Av BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Unit

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.