

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

10/93 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$721,500 Property Type Unit Suburb Balaclava

Period - From 01/10/2020 to 31/12/2020 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	9/31 Charnwood Rd ST KILDA 3182	\$355,000	07/11/2020
2	11/18 Nightingale St BALACLAVA 3183	\$345,000	22/10/2020
3	2/3 Balston St BALACLAVA 3183	\$331,000	20/11/2020

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:

16/03/2021 13:45

10/93 Grosvenor Street, Balaclava Vic 3183

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

December quarter 2020: \$721,500



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Property Type: Apartment

Agent Comments

Comparable Properties



9/31 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$355,000

Method: Sold Before Auction

Date: 07/11/2020

Property Type: Apartment



11/18 Nightingale St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 22/10/2020

Property Type: Apartment



2/3 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$331,000

Method: Private Sale

Date: 20/11/2020

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200