

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7/84 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$565,000 Property type Unit Suburb Balaclava

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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. 24/28 Fulton St ST KILDA EAST 3183	\$480,000	17/09/2024
2. 2/4 Chomley st PRAHRAN 3181	\$480,000	11/09/2024
3. 15/327 Orrong Rd ST KILDA EAST 3183	\$455,000	08/09/2024

This Statement of Information was prepared on: 17/10/2024