

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

4/38 THE AVENUE 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/5 THE AVENUE BALACLAVA VIC 3183	\$575,000	19-Jun-24
1/161 BRIGHTON ROAD ELWOOD VIC 3184	\$602,000	20-Jul-24
1/44 GOURLAY STREET BALACLAVA VIC 3183	\$611,500	17-Aug-24

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: 28 October 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



3/5 THE AVENUE BALACLAVA VIC 3183 Sold Price **\$575,000** Sold Date **19-Jun-24**
 Distance **0.24km**
 2 1 1



1/161 BRIGHTON ROAD ELWOOD VIC 3184 Sold Price **\$602,000** Sold Date **20-Jul-24**
 Distance **0.8km**
 2 1 -



1/44 GOURLAY STREET BALACLAVA VIC 3183 Sold Price ^{RS} **\$611,500** Sold Date **17-Aug-24**
 Distance **0.12km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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