

# 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 12 Gourlay Street, Balaclava

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price or range between \$1,550,000 & \$1,700,000

## Median sale price

Median price \$1,438,000 Property type House Suburb Balaclava

Period - From 1/4/2021 to 30/6/2021 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
1 King Street, St Kilda	\$1,767,500	24/5/2021
102 Inkerman Street, St Kilda	\$1,615,000	24/6/2021

**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: 14/10/2021