

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

5/38 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$651,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2022

to 30/06/2022

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	304B/21 Inkerman St ST KILDA 3182	\$460,000	01/02/2022
2	14/91 Grosvenor St BALACLAVA 3183	\$460,000	27/03/2022
3	2/20 Blenheim St BALACLAVA 3183	\$460,000	05/02/2022

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:

18/07/2022 18:20



2 1 1

Property Type: Apartment

Agent Comments

Claudio Perruzza

9536 9230

0412 304 152

cperruzza@bigginandscott.com.au

Indicative Selling Price

\$469,000

Median Unit Price

June quarter 2022: \$651,000

Comparable Properties



304B/21 Inkerman St ST KILDA 3182 (REI/VG) **Agent Comments**

2 2 1

Price: \$460,000

Method: Private Sale

Date: 01/02/2022

Property Type: Unit



14/91 Grosvenor St BALACLAVA 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 27/03/2022

Property Type: Apartment

2/20 Blenheim St BALACLAVA 3183 (VG) **Agent Comments**

2 - -

Price: \$460,000

Method: Sale

Date: 05/02/2022

Property Type: Subdivided Flat - Single OYO Flat