

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

56 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,590,000 House X Unit Suburb Balaclava

Period - From 01/10/2016 to 30/09/2017 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		
2		
3		

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.

56 Gourlay Street, Balaclava Vic 3183



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 472 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending September 2017: \$1,590,000

Comparable Properties

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.

Whiting & Co Professionals St Kilda

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DATES : 25/11/2016 and 25/11/2017
 PROPERTY TYPE : House (Res)
 SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
 PRICE : \$1,500,000 and \$1,750,000
 STREET NUMBER : (ANY)
 STREET :
 STREET TYPE : (ANY)
 SUBURB : BALACLAVA
 DATA SOURCE : REI and VG/Gov
 RETURNED : 6

ADDRESS	PRICE	DATE	METHOD	PROPERTY TYPE	YEAR BUILT	ROOMS	BEDROOMS	BATHROOMS	CARPARKS	LAND SIZE	BUILDING AREA
1 Hawesleigh Av BALACLAVA 3183	\$1,535,000	15/10/2017	Auction Sale	House (Res)			3	1		290	
23 Albion St BALACLAVA 3183	\$1,750,000	16/09/2017	Auction Sale	House (Res)			4	2	2	439	
16 Grosvenor St BALACLAVA 3183	\$1,680,000	26/08/2017	Auction Sale	House (Res)			3	1	0		
47 Grosvenor St BALACLAVA 3183	\$1,560,000	12/08/2017	Sale	House - Terrace			3			134	
47 Grosvenor St BALACLAVA 3183	\$1,560,000	25/06/2017	Auction Sale	House - Terrace		7	3	2	0	134	
10 Grosvenor St BALACLAVA 3183	\$1,690,000	25/02/2017	Auction Sale	House (Res)			3	2	2	327	

--- Returned 6 records. ---

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