

# 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 6/51 Gourlay Street, Balaclava VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$519,000

### Median sale price

Median price \$570,000

Property type Unit

Suburb Balaclava

Period - From 01/01/2024

to

31/03/2024

Source REIV

### Comparable property sales

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
12/28 FULTON ST, ST KILDA EAST, VIC 3183	\$525,000	01/04//2024
13/11 BALACLAVA RD, ST KILDA EAST, VIC 3183	\$505,000	23/11/2023
6/139 ALMA RD, ST KILDA EAST, VIC 3183	\$550,000	13/11/2023

This Statement of Information was prepared on: 13 May 2024