

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

12/44 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/44 THE AVENUE BALACLAVA VIC 3183	\$516,000	15-Oct-24
2/40 GOURLAY STREET BALACLAVA VIC 3183	\$549,750	13-Sep-24
11/7 CARDIGAN STREET ST KILDA EAST VIC 3183	\$570,000	22-Oct-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: 27 February 2025

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**10/44 THE AVENUE BALACLAVA
 VIC 3183**

2 1 -

Sold Price **\$516,000** Sold Date **15-Oct-24**

Distance **0km**



**2/40 GOURLAY STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$549,750** Sold Date **13-Sep-24**

Distance **0.18km**



**11/7 CARDIGAN STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$570,000** Sold Date **22-Oct-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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