

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	5/127 Brighton Rd ELWOOD 3184	\$540,000	04/05/2021
2	9/11 Albion St BALACLAVA 3183	\$597,500	18/04/2021
3	5/38 Elm Gr BALACLAVA 3183	\$492,500	18/03/2021

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:

5/66 Grosvenor Street, Balaclava Vic 3183

UP

URBAN PROPERTY

Lee Maher

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

09/06/2020 - 08/06/2021: \$615,000

Comparable Properties



5/127 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Expression of Interest

Date: 04/05/2021

Property Type: Apartment



9/11 Albion St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$597,500

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment



5/38 Elm Gr BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$492,500

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment

Account - Urban Property Melbourne | P: 03 8658 4020 | F: 03 9415 1428



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.