

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

1/15 Albion Street 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jan 2021

to

31 Dec 2021

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

87 Grosvenor Street Balaclava VIC 3183	\$1,360,000	11-Dec-21
1/17 Nelson Street Balaclava VIC 3183	\$1,351,000	06-Aug-21
2/5 Meadow Street St Kilda East VIC 3183	\$1,251,770	30-Sep-21

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: 07 January 2022

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



87 Grosvenor Street Balaclava VIC 3183

Sold Price ^{RS} **\$1,360,000** ^{UN} Sold Date **11-Dec-21**

3 2 2

Distance **0.24km**



1/17 Nelson Street Balaclava VIC 3183

Sold Price **\$1,351,000** Sold Date **06-Aug-21**

2 2 1

Distance **0.83km**



2/5 Meadow Street St Kilda East VIC 3183

Sold Price **\$1,251,770** Sold Date **30-Sep-21**

3 2 1

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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