

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

10/81-83 GROSVENOR 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/11 THE AVENUE BALACLAVA VIC 3183	\$675,000	25-Mar-23
15/142 HOTHAM STREET ST KILDA EAST VIC 3183	\$660,000	19-Mar-23
1/117 ALMA ROAD ST KILDA EAST VIC 3183	\$660,000	29-Jul-23

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: 28 August 2023

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1/11 THE AVENUE BALACLAVA VIC 3183

Sold Price

\$675,000

Sold Date

25-Mar-23

2

1

1

Distance

0.21km

15/142 HOTHAM STREET ST KILDA EAST VIC 3183

Sold Price

\$660,000

Sold Date

19-Mar-23

2

1

1

Distance

0.37km

1/117 ALMA ROAD ST KILDA EAST VIC 3183

Sold Price

^{RS} **\$660,000**

Sold Date

29-Jul-23

2

1

1

Distance

1.25km**RS** = Recent sale**UN** = Undisclosed Sale

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