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	9 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Single price $1,640,000

Median sale price

Median price $1,627,000 Property Type House Suburb Balaclava

Period - From 01/07/2021 to 30/06/2022 Source REIV

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	90a William St BALACLAVA 3183	$1,670,000	04/05/2022
2	10 Elm Gr BALACLAVA 3183	$1,653,000	26/03/2022
3	37 Elm Gr BALACLAVA 3183	$1,627,000	09/04/2022

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: 27/07/2022 13:55

9 Elm Grove, Balaclava Vic 3183



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,640,000
Median House Price
Year ending June 2022: $1,627,000

Comparable Properties



90a William St BALACLAVA 3183 (REI/VG)

3 2 1

Price: $1,670,000
Method: Sold Before Auction
Date: 04/05/2022
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments



10 Elm Gr BALACLAVA 3183 (REI/VG)

3 1 1

Price: $1,653,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 218 sqm approx

Agent Comments



37 Elm Gr BALACLAVA 3183 (REI/VG)

3 1 1

Price: $1,627,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 218 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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