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	2/40 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Single price $430,000

Median sale price

Median price $597,500 Property Type Unit Suburb Balaclava

Period - From 01/07/2023 to 30/09/2023 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	2/120 Hotham St ST KILDA EAST 3183	$440,000	11/07/2023
2	10/114a Westbury Cl BALACLAVA 3183	$440,000	31/08/2023
3	4/151 Hotham St BALACLAVA 3183	$400,000	01/08/2023

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: 23/10/2023 12:33

2/40 Sycamore Grove, Balaclava Vic 3183



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$430,000
Median Unit Price
September quarter 2023: $597,500

Comparable Properties

2/120 Hotham St ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 11/07/2023
Property Type: Apartment

Agent Comments



10/114a Westbury Cl BALACLAVA 3183 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment

Agent Comments



4/151 Hotham St BALACLAVA 3183 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 01/08/2023
Property Type: Apartment

Agent Comments

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

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