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	1/29 THE AVENUE 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	$800,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Balaclava
Period-from	01 Dec 2022	to	30 Nov 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
1/32 GOURLAY STREET BALACLAVA VIC 3183	$789,000	26-Nov-23
7/10 SCOTT STREET ELWOOD VIC 3184	$820,000	15-Jul-23
4/31 THE AVENUE BALACLAVA VIC 3183	$780,000	25-Jun-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: 04 December 2023

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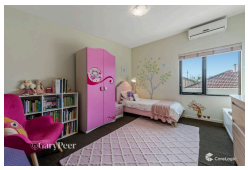
1/32 GOURLAY STREET BALACLAVA VIC 3183

2 2 1

Sold Price RS **$789,000** Sold Date **26-Nov-23**

Distance **0.11km**



7/10 SCOTT STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$820,000** Sold Date **15-Jul-23**

Distance **0.92km**



4/31 THE AVENUE BALACLAVA VIC 3183

2 2 1

Sold Price **$780,000** Sold Date **25-Jun-23**

Distance **0.02km**

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

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