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	9/43-45 The Avenue, Balaclava, VIC 3183

Indicative selling price

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

Single price		or range between	$600,000	&	$630,000

Median sale price

Median price	$ 556,500	Property type	Unit	Suburb	BALACLAVA
Period - From	24/09/2019	to	24/03/2020	Source	CoreLogic

Comparable property sales

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 10/42 The Avenue Balaclava	$620,000	08/02/2020
2 4/5 Blenheim Street Balaclava	$651,500	10/10/2019
3 G10/43-45 The Avenue Balaclava	$641,000	27/09/2019

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: 24/03/2020