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	105/43-45 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $565,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2023 to 30/09/2024 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	906/101 St Kilda Rd ST KILDA 3182	$575,000	14/11/2024
2	3/382 Dandenong Rd CAULFIELD NORTH 3161	$650,000	19/10/2024
3	3/5 The Avenue BALACLAVA 3183	$575,000	19/06/2024

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: 16/12/2024 13:10

105/43-45 The Avenue, Balaclava Vic 3183



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
Year ending September 2024: $565,000

Comparable Properties



906/101 St Kilda Rd ST KILDA 3182 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment

Agent Comments



3/382 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 2 1

Price: $650,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Apartment

Agent Comments



3/5 The Avenue BALACLAVA 3183 (REI/VG)

2 1 1

Price: $575,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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