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	44 Elm Grove, Balaclava, VIC 3183

Indicative selling price

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

Single price		or range between	$1,900,000	&	$2,000,000

Median sale price

Median price	$ 1,480,000	Property type	House	Suburb	BALACLAVA
Period - From	08/05/2021	to	04/11/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2 Carlisle Avenue Balaclava Vic 3183	$2,005,000	2021-07-21
2	20 Grosvenor Street Balaclava Vic 3183	$2,175,000	2021-06-27
3	11 Denman Avenue St Kilda East Vic 3183	$1,967,000	2021-08-12

This Statement of Information was prepared on: 04/11/2021

CONSUMER AFFAIRS VICTORIA