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	1/98 Grosvenor Street, Balaclava, VIC 3183

Indicative selling price

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

Single price	$465,000	or range between		&

Median sale price

Median price	$615,500	Property type	Unit	Suburb	BALACLAVA
Period - From	27/04/2021	to	27/04/2022	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	4/8 Marriott Street St Kilda Vic 3182	$450,000	2022-03-04
2	7/8 Marriott Street St Kilda Vic 3182	$459,000	2021-10-31
3	7/20 Crimea Street St Kilda Vic 3182	$470,000	2022-03-29

This Statement of Information was prepared on: 27/04/2022

CONSUMER AFFAIRS VICTORIA