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	6/31 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Single price $895,000

Median sale price

Median price $721,500 Property Type Unit Suburb Balaclava

Period - From 01/10/2020 to 31/12/2020 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	3/88 Alexandra St ST KILDA EAST 3183	$910,000	19/01/2021
2	17/44 Waterloo Cr ST KILDA 3182	$858,000	30/11/2020
3	3/386 Dandenong Rd CAULFIELD NORTH 3161	$857,000	17/11/2020

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: 24/01/2021 14:48

RT Edgar



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Property Type:
Agent Comments

Indicative Selling Price
$895,000
Median Unit Price
December quarter 2020: $721,500

Comparable Properties



3/88 Alexandra St ST KILDA EAST 3183 (REI)

2 2 1

Agent Comments

Price: $910,000
Method: Private Sale
Date: 19/01/2021
Property Type: Townhouse (Single)



17/44 Waterloo Cr ST KILDA 3182 (REI)

2 2 1

Agent Comments

Price: $858,000
Method: Private Sale
Date: 30/11/2020
Property Type: Apartment



3/386 Dandenong Rd CAULFIELD NORTH 3161 (VG)

2 - -

Agent Comments

Price: $857,000
Method: Sale
Date: 17/11/2020
Property Type: Flat/Unit/Apartment (Res)

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.