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	1/44 Gourlay Street, 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	&	$625,000

Median sale price

Median price	$562,500	Property type	Unit	Suburb	BALACLAVA
Period - From	20/06/2023	to	19/06/2024	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	8/33 Hotham Street St Kilda East Vic 3183	$610,000	2024-05-01
2	7/99 Grosvenor Street Balaclava Vic 3183	$625,000	2024-03-01
3	8/16 The Avenue Balaclava Vic 3183	$620,000	2024-01-16

This Statement of Information was prepared on: 20/06/2024

CONSUMER AFFAIRS VICTORIA