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	3 Rosamond Street, Balaclava, VIC 3183

Indicative selling price

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

Single price	$1,030,000	or range between		&

Median sale price

Median price	$ 1,412,500	Property type	House	Suburb	BALACLAVA
Period - From	01/04/2024	to	30/09/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	50a Vale Street St Kilda Vic 3182	$1,050,000	2024-04-30
2	12A Linton Street Balaclava Vic 3183	$1,050,000	2024-03-01
3	64 Argyle Street St Kilda Vic 3182	$1,095,000	2024-02-24

This Statement of Information was prepared on: 01/10/2024

CONSUMER AFFAIRS VICTORIA