Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/103 Grosvenor Street BALACLAVA 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$	or range between	$800,000	&	$880,000

Median sale price

Median price	$550,000	Property type	Unit	Suburb	Balaclava

Period - From	01/07/2024	to	30/09/2024	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 10/4 Pilley Street ST KILDA EAST 3183	$855,000	01/10/2024
2 4/41 Dickens Street ELWOOD 3184	$850,000	08/10/2024
3 7/62 Hotham Street ST KILDA EAST 3183	$805,000	01/08/2024

This Statement of Information was prepared on: 04/11/2024