# 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<br>Including suburb and postcode | 2/24 The Avenue, Balaclava, VIC 3183 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $620,000 | & | $680,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 565,000 | Property type | Unit | Suburb | BALACLAVA |
| Period - From | 02/04/2024 | to | 01/10/2024 | 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 | 8/6 May Street Elwood Vic 3184 | $651,000 | 2024-05-24 |
| 2 | 8/36 Brighton Road Balaclava Vic 3183 | $630,000 | 2024-06-04 |
| 3 | 6/205 Alma Road St Kilda East Vic 3183 | $668,000 | 2024-05-14 |

This Statement of Information was prepared on: 02/10/2024

CONSUMER AFFAIRS VICTORIA