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	4/37 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $565,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2023 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	7/144 Hotham St ST KILDA EAST 3183	$532,000	27/08/2024
2	11/42 The Avenue BALACLAVA 3183	$545,000	28/07/2024
3	1/31 Nelson St BALACLAVA 3183	$550,000	07/07/2024

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: 17/10/2024 14:12

4/37 Gourlay Street, Balaclava Vic 3183

shelter. Real Estate
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2 1 1

Property Type: Apartment

Agent Comments

This superb abode boasting an elevated first floor position and off street parking on title offers a peaceful sanctuary complete with leafy vistas in a highly-coveted precinct.

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending September 2024: $565,000

Comparable Properties



7/144 Hotham St ST KILDA EAST 3183 (VG)

2 - -

Price: $532,000
Method: Sale
Date: 27/08/2024
Property Type: Strata Unit/Flat

Agent Comments



11/42 The Avenue BALACLAVA 3183 (REI/VG)

2 1 1

Price: $545,000
Method: Auction Sale
Date: 28/07/2024
Property Type: Apartment

Agent Comments



1/31 Nelson St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $550,000
Method: Auction Sale
Date: 07/07/2024
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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