

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

1/29 THE AVENUE BALACLAVA VIC 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

\$775,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

4/31 THE AVENUE BALACLAVA VIC 3183	\$780,000	25-Jun-23
3/31 THE AVENUE BALACLAVA VIC 3183	\$775,000	07-Jul-23
1/1 VICTORIA AVENUE RIPPONLEA VIC 3185	\$1,056,000	20-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 15 November 2023



**4/31 THE AVENUE BALACLAVA
VIC 3183**

 2  2  1

Sold Price **\$780,000** Sold Date **25-Jun-23**

Distance **0.01km**



**3/31 THE AVENUE BALACLAVA
VIC 3183**

 2  2  1

Sold Price **\$775,000** Sold Date **07-Jul-23**

Distance **0.01km**



**1/1 VICTORIA AVENUE RIPPONLEA
VIC 3185**

 2  1  1

Sold Price **\$1,056,000** Sold Date **20-Jul-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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