

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 1/31 Orange Grove, Balaclava

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 \$340,000 & \$370,000

Median sale price

Median price \$575,000 Property type Apartment Suburb Balaclava
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
4/20 Duke St, St Kilda 3182	\$350,000	14/01/2024
3/4Poets Gr, Elwood 3184	\$357,500	19/03/2024
19/23 Mitford St, Elwood 3184	\$375,000	23/01/2024

This Statement of Information was prepared on: 15/04/2024