

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

1/42 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2023

to

30 Apr 2024

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

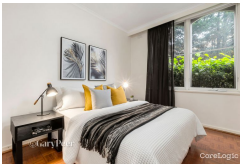
1/14 MELBY AVENUE ST KILDA EAST VIC 3183	\$682,000	03-Mar-24
12/8 MOOLTAN AVENUE ST KILDA EAST VIC 3183	\$700,000	21-Nov-23
3/155 GLEN EIRA ROAD ST KILDA EAST VIC 3183	\$730,000	25-Feb-24

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: 14 May 2024

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**1/14 MELBY AVENUE ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$682,000** Sold Date **03-Mar-24**

Distance **0.29km**



**12/8 MOOLTAN AVENUE ST KILDA
 EAST VIC 3183**

3 1 1

Sold Price **\$700,000** Sold Date **21-Nov-23**

Distance **0.87km**



**3/155 GLEN EIRA ROAD ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$730,000** Sold Date **25-Feb-24**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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