

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 Penny Lane, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Balaclava

Period - From 29/01/2023 to 28/01/2024 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	72 Pakington St ST KILDA 3182	\$1,665,000	15/12/2023
2	2/173 Ormond Rd ELWOOD 3184	\$1,620,000	04/01/2024
3	4/35-37 John St ELWOOD 3184	\$1,550,000	02/12/2023

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:

29/01/2024 16:24



Property Type: House

Agent Comments

Comparable Properties



72 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,665,000

Method: Private Sale

Date: 15/12/2023

Property Type: House



2/173 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 04/01/2024

Property Type: Townhouse (Res)



4/35-37 John St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)