

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

2/40 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$591,000

Property Type

Unit

Suburb

Balaclava

Period - From

18/09/2022

to

17/09/2023

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	G05/5-7 Hotham St ST KILDA EAST 3183	\$447,000	13/05/2023
2	6/111 Chapel St ST KILDA 3182	\$438,800	31/07/2023
3	8/31 Charnwood Rd ST KILDA 3182	\$433,000	26/06/2023

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:

18/09/2023 14:33



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
18/09/2022 - 17/09/2023: \$591,000

Comparable Properties



G05/5-7 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

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Price: \$447,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Apartment



6/111 Chapel St ST KILDA 3182 (REI/VG) **Agent Comments**

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Price: \$438,800
Method: Private Sale
Date: 31/07/2023
Property Type: Apartment



8/31 Charnwood Rd ST KILDA 3182 (REI/VG) **Agent Comments**

1 - -

Price: \$433,000
Method: Private Sale
Date: 26/06/2023
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372