

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

2/94 GROSVENOR STREET 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2022

to

30 Sep 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

6/26 THE AVENUE BALACLAVA VIC 3183	\$340,000	03-Aug-23
3/20 BLENHEIM STREET BALACLAVA VIC 3183	\$335,000	27-Apr-23
7/228 INKERMAN STREET ST KILDA EAST VIC 3183	\$343,000	04-Sep-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: 09 October 2023

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**6/26 THE AVENUE BALACLAVA
VIC 3183**

1 1 1

Sold Price ^{RS} **\$340,000** Sold Date **03-Aug-23**

Distance **0.23km**



**3/20 BLENHEIM STREET
BALACLAVA VIC 3183**

1 1 -

Sold Price ^{RS} **\$335,000** Sold Date **27-Apr-23**

Distance **0.72km**



**7/228 INKERMAN STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$343,000** Sold Date **04-Sep-23**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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