

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 2 Sycamore Grove, Balaclava Victoria 3183

Indicative selling price

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

Single price N/A or range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,658,000 Property type HOUSE Suburb BALACLAVA

Period - From 01/01/2024 to 31/03/2024 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
1. 566 Inkerman Rd CAULFIELD NORTH 3161	\$1,860,000	24/03/2024
2. 215 Hotham St RIPPONLEA 3185	\$1,820,000	17/03/2024
3. 69 Milton St ELWOOD 3184	\$1,780,000	25/05/2024

This Statement of Information was prepared on: 12/06/2024