

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

4/22 GIBBS 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

or range
between

\$470,000

&

\$510,000

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

4/82 GROSVENOR STREET BALACLAVA VIC 3183	\$480,000	29-May-23
5/5 GOURLAY STREET BALACLAVA VIC 3183	\$495,000	03-Sep-23
9/120 BRIGHTON ROAD RIPPONLEA VIC 3185	\$510,000	16-Jul-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: 23 October 2023

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**4/82 GROSVENOR STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$480,000** Sold Date **29-May-23**

Distance **0.35km**



**5/5 GOURLAY STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$495,000** Sold Date **03-Sep-23**

Distance **0.2km**



**9/120 BRIGHTON ROAD
 RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$510,000** Sold Date **16-Jul-23**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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