

## 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

48 BRIGHTON ROAD BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,695,000

&

\$1,795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Other

Suburb

Balaclava

Period-from

01 Jan 2023

to

31 Dec 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

109 MITFORD STREET ELWOOD VIC 3184	\$1,750,000	29-Mar-23
3 GOURLAY STREET BALACLAVA VIC 3183	\$1,700,000	26-Feb-23
55 SHELLEY STREET ELWOOD VIC 3184	\$1,800,000	03-Jun-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: 08 January 2024



## 109 MITFORD STREET ELWOOD VIC 3184

3 1 2

Sold Price **\$1,750,000** Sold Date **29-Mar-23**

Distance **0.73km**



## 3 GOURLAY STREET BALACLAVA VIC 3183

3 2 -

Sold Price **\$1,700,000** Sold Date **26-Feb-23**

Distance **0.34km**



## 55 SHELLEY STREET ELWOOD VIC 3184

3 1 2

Sold Price **\$1,800,000** Sold Date **03-Jun-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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