

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 5/40 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Balaclava

Period - From 01/10/2023

to 31/12/2023

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	4/22 Gibbs St BALACLAVA 3183	\$500,000	18/11/2023
2	5/5 Gourlay St BALACLAVA 3183	\$495,000	04/09/2023
3	1/105 Grosvenor St BALACLAVA 3183	\$480,000	08/01/2024

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:

29/01/2024 14:54



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Rooms: 3

Property Type: Apartment

Land Size: 463 sqm approx

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

December quarter 2023: \$575,000

Comparable Properties



4/22 Gibbs St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Apartment



5/5 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 04/09/2023

Property Type: Apartment



1/105 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 08/01/2024

Property Type: Apartment