Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/40 Gourlay Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see co	onsumer.vic.gov.au/underquoting
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Single price \$495,000

Median sale price

Median price	\$575,000	Pro	perty Type Unit	t	Suburb	Balaclava
Period - From	01/10/2023	to	31/12/2023	Sou	rce 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.

Add	dress 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







Rooms: 3 Property Type: Apartment Land Size: 463 sqm approx Agent Comments

Chisholm&Gamon

Andrew Vandermeer 03 9531 1245 0403 193 007 andrew@chisholmgamon.com.au

Indicative Selling Price

\$495,000 **Median Unit Price** December quarter 2023: \$575,000

Comparable Properties



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



Price: \$500,000 Method: Auction Sale Date: 18/11/2023 Property Type: Apartment



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

Agent Comments

Agent Comments

Agent Comments



Price: \$495,000 Method: Private Sale Date: 04/09/2023 Property Type: Apartment

1/105 Grosvenor St BALACLAVA 3183 (REI)



Price: \$480,000 Method: Private Sale Date: 08/01/2024 Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





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