

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 SYCAMORE GROVE 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2023

to

31 May 2024

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

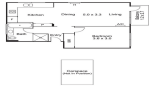
1/130 ALMA ROAD ST KILDA EAST VIC 3183	\$395,000	03-Apr-24
5/27 SYCAMORE GROVE BALACLAVA VIC 3183	\$385,000	12-Jan-24
15/47 BRIGHTON ROAD ST KILDA VIC 3182	\$372,000	28-May-24

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: 14 June 2024

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**1/130 ALMA ROAD ST KILDA EAST
 VIC 3183**

Sold Price **\$395,000** Sold Date **03-Apr-24**

1 1 1

Distance **1.37km**



**5/27 SYCAMORE GROVE
 BALACLAVA VIC 3183**

Sold Price **\$385,000** Sold Date **12-Jan-24**

1 1 1

Distance **0.08km**



**15/47 BRIGHTON ROAD ST KILDA
 VIC 3182**

Sold Price ^{RS} **\$372,000** ^{UN} Sold Date **28-May-24**

1 1 1

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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