

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

5/5 GOURLAY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jul 2022

to

30 Jun 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

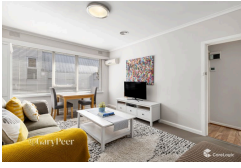
9/120 BRIGHTON ROAD RIPPONLEA VIC 3185	\$510,000	16-Jul-23
8/89 HOTHAM STREET BALACLAVA VIC 3183	\$520,000	03-Apr-23
7/72 WESTBURY STREET ST KILDA EAST VIC 3183	\$506,000	22-Mar-23

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: 25 July 2023

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

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **16-Jul-23**

Distance **0.76km**



**8/89 HOTHAM STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$520,000** Sold Date **03-Apr-23**

Distance **0.65km**



**7/72 WESTBURY STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$506,000** Sold Date **22-Mar-23**

Distance **0.77km**

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

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