

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 6/51 Gourlay Street, Balaclava VIC 3183

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$570,000 Property type Unit Suburb Balaclava

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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
10/226 Inkerman Street, St Kilda East	\$530,000	25/02/2024
13/11 Balaclava Road, St Kilda East	\$505,000	23/11/2023
4/22 Gibbs Street, Balaclava	\$500,000	18/11/2023

This Statement of Information was prepared on: 16 April 2024