

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

8/36 THE AVENUE 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2023

to

31 Mar 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

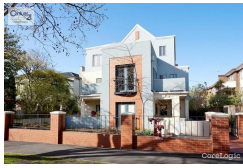
15/5 DICKENS STREET ELWOOD VIC 3184	\$500,000	13-Oct-23
4/57 CHAPEL STREET ST KILDA VIC 3182	\$510,000	12-Mar-24
37/2 GORDON STREET ELSTERNWICK VIC 3185	\$529,000	05-Oct-23

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: 23 April 2024

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**15/5 DICKENS STREET ELWOOD
VIC 3184**

1 1 1

Sold Price **\$500,000** Sold Date **13-Oct-23**

Distance **0.85km**



**4/57 CHAPEL STREET ST KILDA
VIC 3182**

1 1 1

Sold Price ^{RS} **\$510,000** Sold Date **12-Mar-24**

Distance **1.09km**



**37/2 GORDON STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$529,000** Sold Date **05-Oct-23**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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