

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 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,375,000

House

X

Unit

Suburb

Balaclava

Period - From

01/07/2017

to

30/06/2018

Source

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.

	Address of comparable property	Price	Date of sale
1	22 Marlborough St BALACLAVA 3183	\$1,400,000	16/06/2018
2	18 Prentice St ST KILDA EAST 3183	\$1,385,000	14/07/2018
3	6 Havelock St ST KILDA 3182	\$1,355,000	14/04/2018

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2018: \$1,375,000

Comparable Properties



22 Marlborough St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 210 sqm approx



18 Prentice St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$1,385,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: House (Res)



6 Havelock St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 216 sqm approx