

# 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 111/43-45 The Avenue, Balaclava, VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$580,000 & \$620,000

### Median sale price

Median price \$620,000 Property type Unit Suburb BALACLAVA  
Period - From 14/04/2021 to 11/10/2021 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 6/65 Westbury Street St Kilda East Vic 3183	\$640,500	2021-06-27
2 7/113 Addison Street Elwood Vic 3184	\$605,000	2021-08-12
3 112/12-14 Dickens Street Elwood Vic 3184	\$640,000	2021-07-03

This Statement of Information was prepared on: 11/10/2021

