

**UNIT Offered for Sale**

8/85 Grosvenor Street Balaclava VIC 3183

2 1 1

**Indicative Selling Price**

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

Range between \$440,000 & \$470,000

**Median Sale Price**

\$565,000 Units in Balaclava between Feb 2017 - Jan 2018

Source: CoreLogic

**Comparable Property Sales**

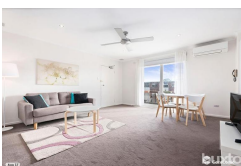
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2/199 Hotham Street Ripponlea VIC 3185** Sold Price **\$440,000** Sold Date **05-Nov-17**

2 1 1

Distance **0.54km**



**12/85 Grosvenor Street Balaclava VIC 3183** Sold Price **\$500,000** Sold Date **14-Oct-17**

2 1 1

Distance **-**



**5/21 Gourlay Street Balaclava VIC 3183** Sold Price **\$460,000** Sold Date **05-Nov-17**

2 1 1

Distance **0.11km**

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