

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

50 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Balaclava

Period - From 01/07/2016

to 30/06/2017

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	3 Rainsford St ELWOOD 3182	\$1,895,000	18/03/2017
2	59 Clyde St ST KILDA 3182	\$1,891,000	04/03/2017
3	16 Alexandra Av ELSTERNWICK 3185	\$1,800,000	22/04/2017

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.~~

50 Elm Grove, Balaclava Vic 3183

Ryan Fisher
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0481 714 364
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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 385 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2017: \$1,450,000

Comparable Properties



3 Rainsford St ELWOOD 3182 (REI/VG)

Agent Comments



Price: \$1,895,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 448 sqm approx



59 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,891,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 384 sqm approx



16 Alexandra Av ELSTERNWICK 3185 (REI/VG) **Agent Comments**



Price: \$1,800,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 568 sqm approx