

# 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

19 Grosvenor Street, 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 \$1,900,000

### Median sale price

Median price \$1,618,250

Property Type House

Suburb Balaclava

Period - From 06/09/2021

to 05/09/2022

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	10 Gourlay St BALACLAVA 3183	\$1,955,000	20/05/2022
2	22 Elm Gr BALACLAVA 3183	\$1,890,000	27/02/2022
3	5 Edward St BALACLAVA 3183	\$1,760,000	04/06/2022

**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.~~

This Statement of Information was prepared on:

06/09/2022 10:42



 4
  3
  1

**Property Type:** House (Res)

**Land Size:** 220 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,900,000

**Median House Price**

06/09/2021 - 05/09/2022: \$1,618,250

## Comparable Properties



**10 Gourlay St BALACLAVA 3183 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$1,955,000

**Method:** Sold Before Auction

**Date:** 20/05/2022

**Property Type:** House (Res)

**Land Size:** 206 sqm approx



**22 Elm Gr BALACLAVA 3183 (REI/VG)**

Agent Comments

 4
  1
  1

**Price:** \$1,890,000

**Method:** Auction Sale

**Date:** 27/02/2022

**Property Type:** House (Res)

**Land Size:** 302 sqm approx



**5 Edward St BALACLAVA 3183 (REI)**

Agent Comments

 3
  2
  1

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 243 sqm approx

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