

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

5/40 SYCAMORE GROVE BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

8/134 BRIGHTON ROAD RIPPONLEA VIC 3185	\$355,000	25-Sep-24
8/10 DALEY STREET ELWOOD VIC 3184	\$355,000	25-Oct-24
10/191 BRIGHTON ROAD ELWOOD VIC 3184	\$365,000	03-Jun-24

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 6 months.

This Statement of Information was prepared on: 19 November 2024

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**8/134 BRIGHTON ROAD
 RIPPONLEA VIC 3185**

1 1 -

Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **25-Sep-24**

Distance **0.71km**



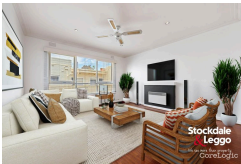
**8/10 DALEY STREET ELWOOD VIC
 3184**

1 1 -

Sold Price

Sold Date **25-Oct-24**

Distance **1.01km**



**10/191 BRIGHTON ROAD ELWOOD
 VIC 3184**

1 1 -

Sold Price

\$365,000 Sold Date **03-Jun-24**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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