

## 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

2/20 ORANGE GROVE BALACLAVA VIC 3183

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/58A WESTBURY STREET ST KILDA EAST VIC 3183	\$450,000	21-Nov-21
4/20 ORANGE GROVE BALACLAVA VIC 3183	\$439,500	14-Jan-22
107/82 HOTHAM STREET ST KILDA EAST VIC 3183	\$440,000	08-Nov-21

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: 26 April 2022



**2/58A WESTBURY STREET ST  
KILDA EAST VIC 3183**

 1
  1
  -

Sold Price **\$450,000** Sold Date **21-Nov-21**

Distance **0.37km**



**4/20 ORANGE GROVE  
BALACLAVA VIC 3183**

 1
  1
  1

Sold Price **\$439,500** Sold Date **14-Jan-22**

Distance **-**



**107/82 HOTHAM STREET ST KILDA  
EAST VIC 3183**

 1
  1
  1

Sold Price **\$440,000** Sold Date **08-Nov-21**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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