

# 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

17 Balaclava Road, St Kilda East Vic 3183

### Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

### Median sale price

Median price

\$1,305,000

Property Type

House

Suburb

St Kilda East

Period - From

01/10/2018

to

30/09/2019

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	36 Talbot Av ST KILDA EAST 3183	\$2,300,000	03/05/2019
2	4 The Avenue BALACLAVA 3183	\$2,200,000	08/09/2019
3	21 Balaclava Rd ST KILDA EAST 3183	\$2,160,000	25/08/2019

**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:

31/10/2019 16:02

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**Indicative Selling Price**

\$2,100,000 - \$2,310,000

**Median House Price**

Year ending September 2019: \$1,305,000



4/5 3 4

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties

36 Talbot Av ST KILDA EAST 3183 (VG)

Agent Comments

3 - -

**Price:** \$2,300,000

**Method:** Sale

**Date:** 03/05/2019

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



4 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments

4 2 4

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 08/09/2019

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



21 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

5 2 2

**Price:** \$2,160,000

**Method:** Auction Sale

**Date:** 25/08/2019

**Property Type:** House (Res)