

# 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

3/4 Camden 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)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2023

to 30/06/2023

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 | 205/16 Porter St PRAHRAN 3181  | \$715,000 | 24/02/2023   |
| 2 | 303/63 Acland St ST KILDA 3182 | \$707,500 | 01/04/2023   |
| 3 | 205/72 Acland St ST KILDA 3182 | \$690,000 | 04/03/2023   |

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:

21/07/2023 10:47



2 2 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**205/16 Porter St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** Apartment



**303/63 Acland St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$707,500

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Unit



**205/72 Acland St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Apartment