

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	3/8 Balaclava Road, St Kilda East Vic 3183
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$640,000	&	\$704,000
---------------	-----------	---	-----------

Median sale price

Median price	\$582,625	House		Unit	X	Suburb	St Kilda East
Period - From	01/10/2017	to	31/12/2017	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	4/8 Balaclava Rd ST KILDA EAST 3183	\$761,000	12/12/2017
2	5/311 Carlisle St ST KILDA EAST 3183	\$688,500	09/12/2017
3	3/36 Brighton Rd BALACLAVA 3183	\$652,000	28/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$704,000
Median Unit Price
December quarter 2017: \$582,625

Comparable Properties



4/8 Balaclava Rd ST KILDA EAST 3183 (VG) **Agent Comments**



Price: \$761,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/311 Carlisle St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$688,500
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: Apartment



3/36 Brighton Rd BALACLAVA 3183 (REI) **Agent Comments**



Price: \$652,000
Method: Sold Before Auction
Date: 28/02/2018
Rooms: -
Property Type: Apartment