

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	3/8 Balaclava Road, St Kilda East Vic 3183
Including suburb and	
postcode	

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	Hou	se	Unit	Х		Suburb	St Kilda East
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

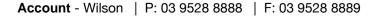
Comparable property sales (*Delete A or B below as applicable)

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.







Generated: 19/04/2018 17:33







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)

Price: \$761,000 Method: Sale Date: 12/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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



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

Property Type: Apartment

Agent Comments



3/36 Brighton Rd BALACLAVA 3183 (REI)



Agent Comments

Price: \$652,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: -

Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





Generated: 19/04/2018 17:33