

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

5/39A BALACLAVA ROAD ST KILDA EAST VIC 3183

Indicative selling price

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

Single Price

\$935,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2023

to

30 Apr 2024

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

6/1 HAMMERDALE AVENUE ST KILDA EAST VIC 3183	915000	26-Feb-24
7/48 ORRONG CRESCENT CAULFIELD NORTH VIC 3161	866000	10-Dec-23
7/21 LANSDOWNE ROAD ST KILDA EAST VIC 3183	940000	16-Mar-24

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: 05 May 2024

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**6/1 HAMMERDALE AVENUE ST
 KILDA EAST VIC 3183**

2 2 1

Sold Price **915000** Sold Date **26-Feb-24**

Distance **1.25km**



**7/48 ORRONG CRESCENT
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **866000** Sold Date **10-Dec-23**

Distance **0.9km**



**7/21 LANSDOWNE ROAD ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **940000** Sold Date **16-Mar-24**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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