

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

13 BOWEN STREET BALACLAVA 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

\$1,590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Balaclava

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 KALYMNA GROVE ST KILDA EAST VIC 3183	1580000	08-Feb-25
21 MARLTON CRESCENT ST KILDA VIC 3182	1600000	31-Oct-24
123 ALBERT STREET WINDSOR VIC 3181	1575000	20-Nov-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: 11 March 2025

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2 KALYMNA GROVE ST KILDA EAST VIC 3183

3 1 1

Sold Price ^{RS} **1580000** ^{UN} Sold Date **08-Feb-25**

Distance **1.39km**



21 MARLTON CRESCENT ST KILDA VIC 3182

3 1 1

Sold Price **1600000** Sold Date **31-Oct-24**

Distance **1.46km**



123 ALBERT STREET WINDSOR VIC 3181

3 1 -

Sold Price **1575000** Sold Date **20-Nov-24**

Distance **1.68km**

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

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