

## 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 11 Marlborough 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 \$1,200,000 & \$1,250,000

#### Median sale price

Median price \$1,560,000 House X Unit Suburb Balaclava

Period - From 01/01/2017 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	245 Inkerman St ST KILDA EAST 3183	\$1,182,500	04/09/2017
2	26 Young St ST KILDA EAST 3183	\$1,170,000	14/10/2017
3	42 Rosamond St BALACLAVA 3183	\$1,160,000	24/02/2018

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.



3 2 1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

Year ending December 2017: \$1,560,000

## Comparable Properties



**245 Inkerman St ST KILDA EAST 3183 (REI)**

Agent Comments

3 2 1

**Price:** \$1,182,500

**Method:** Private Sale

**Date:** 04/09/2017

**Rooms:** -

**Property Type:** House



**26 Young St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 176 sqm approx



**42 Rosamond St BALACLAVA 3183 (REI)**

Agent Comments

2 1 -

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** -

**Property Type:** House (Res)