

# 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

3/102 Westbury 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

\$600,000

&

\$660,000

### Median sale price

Median price

\$588,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2023

to

31/03/2024

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	2/9 Glen Eira Av BALACLAVA 3183	\$660,000	26/04/2024
2	4/169 Hotham St BALACLAVA 3183	\$635,000	17/03/2024
3	7/117 Westbury St BALACLAVA 3183	\$625,000	17/11/2023

**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.~~

This Statement of Information was prepared on:

14/05/2024 12:50



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending March 2024: \$588,000

## Comparable Properties



**2/9 Glen Eira Av BALACLAVA 3183 (REI)**

Agent Comments

2   1   -

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 26/04/2024

**Property Type:** Apartment



**4/169 Hotham St BALACLAVA 3183 (REI)**

Agent Comments

2   1   1

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 17/03/2024

**Property Type:** Apartment



**7/117 Westbury St BALACLAVA 3183 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000



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