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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 37 Balaclava Rd St Kilda East 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 \$1,800,000 & \$1,980,000

## Median sale price

Median price \$1,275,000 \*House x \*Unit Suburb St Kilda East

Period - From 01/01/2019 to 31/03/2019 Source REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Balmoral Ct ST KILDA EAST 3183	\$2,120,000	24/02/2019
60 St Georges Rd ELSTERNWICK 3185	\$2,100,000	23/05/2019
2 Balmoral Ct ST KILDA EAST 3183	\$1,900,000	04/03/2019