

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 20/11 Balaclava Road, St Kilda East 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$585,000 Property type Unit Suburb St Kilda East

Period - From 1/01/2020 to 31/03/2020 Source REIV

Comparable property sales

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
19/83 Westbury Street, St Kilda East	\$355,100	25/03/2020
24/5-9 Fulton Street, St Kilda East	\$352,000	06/03/2020
6/314 Inkerman Street, St Kilda East	\$301,100	05/05/2020

This Statement of Information was prepared on: 20/05/2020