

## 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 1/39A Balaclava Road, 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 \$930,000 & \$980,000

#### Median sale price

Median price \$571,000 House Unit X Suburb St Kilda East

Period - From 01/04/2017 to 31/03/2018 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 | 4/51 Wattletree Rd ARMADALE 3143        | \$1,025,000 | 04/04/2018   |
| 2 | 2/868 High St ARMADALE 3143             | \$1,020,000 | 02/12/2017   |
| 3 | 1/440 Dandenong Rd CAULFIELD NORTH 3161 | \$985,000   | 27/03/2018   |

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.



2 1 2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$930,000 - \$980,000

**Median Unit Price**

Year ending March 2018: \$571,000

## Comparable Properties



**4/51 Wattletree Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 04/04/2018

**Rooms:** -

**Property Type:** Apartment



**2/868 High St ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Apartment



**1/440 Dandenong Rd CAULFIELD NORTH 3161 (REI)** **Agent Comments**

3 1 1

**Price:** \$985,000

**Method:** Private Sale

**Date:** 27/03/2018

**Rooms:** 4

**Property Type:** Apartment