

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

15/38-40A BRIGHTON ROAD BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

2/4 WESTBURY GROVE ST KILDA EAST VIC 3183	\$1,280,000	02-Oct-24
1/7 MARINE AVENUE ST KILDA VIC 3182	\$1,300,000	27-Jun-24
5/1-5 MARTIN STREET ST KILDA VIC 3182	\$1,223,000	25-May-24

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 6 months.~~

This Statement of Information was prepared on: 17 October 2024

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**2/4 WESTBURY GROVE ST KILDA
EAST VIC 3183**

Sold Price ^{RS} **\$1,280,000** ^{UN} Sold Date **02-Oct-24**

3 2 2

Distance **1.15km**



**1/7 MARINE AVENUE ST KILDA VIC
3182**

Sold Price **\$1,300,000** Sold Date **27-Jun-24**

3 2 2

Distance **1.18km**



**5/1-5 MARTIN STREET ST KILDA
VIC 3182**

Sold Price **\$1,223,000** Sold Date **25-May-24**

4 2 1

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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