

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 4/50 Balaclava Rd, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$597,000 Property type Townhouse Suburb St Kilda East

Period - From 01/04/2019 to 30/06/2019 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4a Cromwell St CAULFIELD NORTH 3161	\$1,295,000	14/07/2019
1/369 Glen Eira Rd CAULFIELD NORTH 3161	\$1,200,000	23/06/2019
1/145 Balaclava Rd CAULFIELD NORTH 3161	\$1,100,000	26/05/2019

This Statement of Information was prepared on: 23/10/2019