

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

21/53 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$579,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2021 to 30/09/2021 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	2/14 Cardigan St ST KILDA EAST 3183	\$450,000	12/10/2021
2	8/364a Carlisle St BALACLAVA 3183	\$450,000	09/07/2021
3	7/210 Inkerman St ST KILDA EAST 3183	\$447,000	06/07/2021

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.~~

This Statement of Information was prepared on:

26/10/2021 16:22

Jason Isaacs

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Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

September quarter 2021: \$579,000



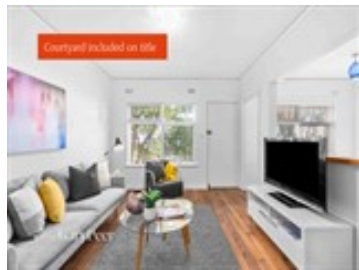
2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



2/14 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Sold Before Auction

Date: 12/10/2021

Rooms: 3

Property Type: Apartment



8/364a Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 09/07/2021

Property Type: Apartment



7/210 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$447,000

Method: Private Sale

Date: 06/07/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018