

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

1/100 Westbury Street 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/2 Denman Avenue St Kilda East VIC 3183	\$650,000	07-Apr-21
6/65 Westbury Street St Kilda East VIC 3183	\$640,500	27-Jun-21
113/308 St Kilda Road St Kilda VIC 3182	\$622,000	25-Aug-21

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: 23 September 2021

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**6/2 Denman Avenue St Kilda East
VIC 3183**

Sold Price

\$650,000

Sold Date

07-Apr-21

 2  2  1

Distance

0.46km



**6/65 Westbury Street St Kilda East
VIC 3183**

Sold Price

\$640,500

Sold Date

27-Jun-21

 2  1  1

Distance

0.48km



**113/308 St Kilda Road St Kilda VIC
3182**

Sold Price

^{RS} **\$622,000**

Sold Date

25-Aug-21

 2  2  1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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