

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for Sale									
Including subu		nden St	treet, Balacla	va Vic 31	183				
ndicative sell	ing price								
or the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	n \$640,000		&	\$700),000				
Median sale price									
Median price	\$855,000	House	÷	Unit	X		Suburb	Balaclava	
Period - From	01/01/2019	to 3	1/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	2/4a Wando Gr ST KILDA EAST 3183	\$700,000	16/03/2019
2	7/17a Albion St BALACLAVA 3183	\$670,000	27/02/2019
3	5/8 Hughenden Rd ST KILDA EAST 3183	\$657,000	15/02/2019

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



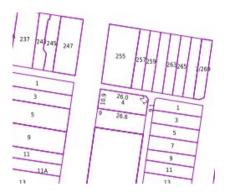


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Indicative Selling Price \$640,000 - \$700,000 **Median Unit Price** March quarter 2019: \$855,000



Rooms: 3

Property Type: Apartment Land Size: 73 sqm approx

Agent Comments

Comparable Properties



2/4a Wando Gr ST KILDA EAST 3183 (REI/VG)

-- 2

Price: \$700,000 Method: Auction Sale Date: 16/03/2019

Rooms: 4

Property Type: Apartment



7/17a Albion St BALACLAVA 3183 (VG)

Price: \$670,000 Method: Sale Date: 27/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



5/8 Hughenden Rd ST KILDA EAST 3183

(REI/VG)

-- 2

Price: \$657.000

Method: Sold Before Auction

Date: 15/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

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