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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 3/4 Camden Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$855,000

House

Unit

X

Suburb

Balaclava

Period - From 01/01/2019

to

31/03/2019

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.

	Address 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.

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



2 2 1

Rooms: 3
Property Type: Apartment
Land Size: 73 sqm approx
Agent Comments

Comparable Properties



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

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 4
Property Type: Apartment



7/17a Albion St BALACLAVA 3183 (VG) **Agent Comments**

2 - -

Price: \$670,000
Method: Sale
Date: 27/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/8 Hughenden Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$657,000
Method: Sold Before Auction
Date: 15/02/2019
Rooms: -
Property Type: Apartment