

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

18/11 BALACLAVA ROAD ST KILDA EAST 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/33 ORANGE GROVE BALACLAVA VIC 3183	\$319,000	22-Dec-23
31/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$300,000	18-Oct-23
6/6 BYRON STREET ELWOOD VIC 3184	\$340,000	28-Oct-23

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: 15 February 2024

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1/33 ORANGE GROVE BALACLAVA VIC 3183 Sold Price ^{RS} **\$319,000** ^{UN} Sold Date **22-Dec-23**

1 1 1

Distance **0.43km**



31/5-9 FULTON STREET ST KILDA EAST VIC 3183 Sold Price **\$300,000** Sold Date **18-Oct-23**

1 1 1

Distance **1.04km**



6/6 BYRON STREET ELWOOD VIC 3184 Sold Price **\$340,000** Sold Date **28-Oct-23**

1 1 1

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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