

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

20/9 BALMORAL STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 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

23/41 CHAPEL STREET ST KILDA VIC 3182	\$583,000	20-Sep-24
12/7 BARNSBURY ROAD SOUTH YARRA VIC 3141	\$580,000	14-Sep-24
602/6 ST KILDA ROAD ST KILDA VIC 3182	\$600,000	11-Sep-24

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: 01 October 2024



**23/41 CHAPEL STREET ST KILDA
 VIC 3182**

 2  1  1

Sold Price

^{RS} **\$583,000**

Sold Date **20-Sep-24**

Distance **1.64km**



**12/7 BARNSBURY ROAD SOUTH
 YARRA VIC 3141**

 2  1  1

Sold Price

^{RS} **\$580,000**

Sold Date **14-Sep-24**

Distance **0.85km**



**602/6 ST KILDA ROAD ST KILDA
 VIC 3182**

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date **11-Sep-24**

Distance **1.37km**

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

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