

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

40 Rosamond 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Balaclava

Period-from

01 Mar 2020

to

28 Feb 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

26 Rosamond Street Balaclava VIC 3183	\$1,640,000	12-Dec-20
2 Evelyn Street St Kilda East VIC 3183	\$1,610,000	15-Nov-20
3 Wilgah Street St Kilda East VIC 3183	\$1,640,000	05-Dec-20

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.~~

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26 Rosamond Street Balaclava VIC 3183

Sold Price

^{RS}

\$1,640,000

Sold Date

12-Dec-20

3

2

2

Distance

0.06km



2 Evelyn Street St Kilda East VIC 3183

Sold Price

\$1,610,000

Sold Date

15-Nov-20

3

1

1

Distance

0.69km



3 Wilgah Street St Kilda East VIC 3183

Sold Price

^{RS}

\$1,640,000

Sold Date

05-Dec-20

3

1

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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