

## 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 4 Linton Street, Balaclava Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,375,000

#### Median sale price

Median price \$1,590,000 House X Unit Suburb Balaclava

Period - From 01/10/2016 to 30/09/2017 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 | 72 Glen Huntly Rd ELWOOD 3184  | \$1,330,000 | 19/05/2017   |
| 2 | 23/16-20 Milton St ELWOOD 3184 | \$1,310,000 | 12/08/2017   |
| 3 | 71/503 Orrong Rd ARMADALE 3143 | \$1,290,000 | 30/10/2017   |

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.



3 2.5 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$1,375,000

**Median House Price**

Year ending September 2017: \$1,590,000

## Comparable Properties



**72 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 19/05/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 245 sqm approx



**23/16-20 Milton St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**71/503 Orrong Rd ARMADALE 3143 (REI)**

Agent Comments

3 2 1

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 30/10/2017

**Rooms:** 5

**Property Type:** Apartment