

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

6/98 Westbury Street, Balaclava Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,450,000

House

X

Suburb

Balaclava

Period - From 01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
2/25 Acland St ST KILDA 3182	\$1,077,000	13/05/2017
3/23 Foster St ST KILDA 3182	\$1,000,000	04/03/2017
5/83-89 Brighton Rd ELWOOD 3184	\$950,500	17/06/2017