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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$280,000 - \$300,000
Median Unit Price
March quarter 2017: \$530,000

Comparable Properties



6/44 Alexandra St ST KILDA EAST 3183 (REI) **Agent Comments**

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Price: \$295,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 2
Property Type: Apartment



8/56 Carlisle St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$299,000
Method: Private Sale
Date: 06/03/2017
Rooms: -
Property Type: Apartment



2/3 Balston St BALACLAVA 3183 (REI) **Agent Comments**

1 1 1

Price: \$300,000
Method: Private Sale
Date: 17/01/2017
Rooms: 2
Property Type: Apartment

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

21/54 Balston Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$280,000

&

\$300,000

Median sale price

Median price

\$530,000

Unit

X

Suburb

St Kilda East

Period - From

01/01/2017

to

31/03/2017

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
6/44 Alexandra St ST KILDA EAST 3183	\$295,000	01/04/2017
8/56 Carlisle St ST KILDA 3182	\$299,000	06/03/2017
2/3 Balston St BALACLAVA 3183	\$300,000	17/01/2017