

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

4/8 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$585,500 House Unit X Suburb St Kilda East

Period - From 01/04/2017 to 30/06/2017 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	1/119a Alma Rd ST KILDA EAST 3183	\$650,000	08/04/2017
2	3/23 Camden St BALACLAVA 3183	\$620,000	05/08/2017
3	10/8 Westbury St ST KILDA EAST 3183	\$600,000	09/04/2017

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.~~



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/119a Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**



Price: \$650,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 3

Property Type: Apartment



3/23 Camden St BALACLAVA 3183 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: Apartment



10/8 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 09/04/2017

Rooms: 3

Property Type: Apartment