

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 16/54 Balston Street, Balaclava Vic 3183

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$606,000 House Unit X Suburb Balaclava

Period - From 01/07/2017 to 30/06/2018 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	6/151 Hotham St ST KILDA EAST 3183	\$305,000	16/03/2018
2	15/9 Southey St ELWOOD 3184	\$298,000	15/05/2018
3	30/37 Hotham St ST KILDA EAST 3183	\$291,000	21/04/2018

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.



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
 \$315,000

Median Unit Price
 Year ending June 2018: \$606,000

Comparable Properties



6/151 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$305,000
Method: Private Sale
Date: 16/03/2018
Rooms: 2
Property Type: Apartment



15/9 Southey St ELWOOD 3184 (VG)

Agent Comments

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Price: \$298,000
Method: Sale
Date: 15/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



30/37 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$291,000
Method: Private Sale
Date: 21/04/2018
Rooms: -
Property Type: Apartment