

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

1/48a Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$560,750 Property Type Unit Suburb St Kilda East

Period - From 01/01/2023 to 31/03/2023 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 | 5/12 Maryville St RIPPONLEA 3185 | \$850,000 | 24/03/2023 |
| 2 | 1/227 Alma Rd ST KILDA EAST 3183 | \$830,000 | 13/05/2023 |
| 3 | 6/229 Brighton Rd ELWOOD 3184 | \$780,000 | 12/04/2023 |

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.~~

This Statement of Information was prepared on:

17/05/2023 11:43



Property Type:

Agent Comments

Comparable Properties



5/12 Maryville St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 24/03/2023

Property Type: Apartment



1/227 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Apartment



6/229 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 12/04/2023

Property Type: Unit