## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/114a Westbury Close, Balaclava Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p	rice*									
Median price	\$567,500	Pro	operty Type	Unit			Suburb	Balaclava		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	906/6 St Kilda Rd ST KILDA 3182	\$531,800	16/01/2025
2	202/7 Nepean Hwy ELSTERNWICK 3185	\$540,000	10/01/2025
3	210/12 Martin St ST KILDA 3182	\$510,000	12/12/2024

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:

17/04/2025 14:02



8/114a Westbury Close, Balaclava Vic 3183





**Property Type:** Agent Comments

**Indicative Selling Price** \$500,000 - \$550,000 Median Unit Price \* 01/10/2024 - 31/12/2024: \$567,500 \* Agent calculated median

# **Comparable Properties**



906/6 St Kilda Rd ST KILDA 3182 (REI/VG)



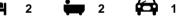
Price: \$531,800 Method: Private Sale Date: 16/01/2025 Property Type: Apartment Land Size: 72 sqm approx

202/7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

Agent Comments





Price: \$540,000 Method: Private Sale Date: 10/01/2025 Property Type: Apartment



210/12 Martin St ST KILDA 3182 (REI/VG) **6** 1 ÷ 2 2

Agent Comments

Price: \$510,000 Method: Private Sale Date: 12/12/2024 Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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