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

5 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|---------------|--|
| Range betwee | \$1,960,000 | | & | | \$2,150,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,535,000 | Pro | operty Type | Hou | se | | Suburb | St Kilda East | |
| Period - From | 01/07/2024 | to | 30/09/2024 | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 178 Alma Rd ST KILDA EAST 3183 | \$2,125,000 | 21/09/2024 |
| 2 | 14 Elmhurst Rd CAULFIELD NORTH 3161 | \$2,227,500 | 01/09/2024 |
| 3 | 38 Hotham St ST KILDA EAST 3183 | \$2,430,000 | 23/06/2024 |

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:

14/10/2024 13:58



5 Balaclava Road, St Kilda East Vic 3183



Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au



Property Type: House (Res) Agent Comments Indicative Selling Price \$1,960,000 - \$2,150,000 Median House Price September quarter 2024: \$1,535,000

Comparable Properties



178 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$2,125,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 627 sqm approx Agent Comments



14 Elmhurst Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$2,227,500 Method: Auction Sale Date: 01/09/2024 Property Type: House (Res) Land Size: 689 sqm approx



38 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$2,430,000 Method: Auction Sale Date: 23/06/2024 Property Type: House (Res) Land Size: 782 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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