

# 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

39 Linton Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,580,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Balaclava

Period - From

05/03/2023

to

04/03/2024

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 Malakoff St ST KILDA EAST 3183	\$1,620,000	08/10/2023
2	10 Glenmark Av ST KILDA 3182	\$1,600,000	18/10/2023
3	4a Linton St BALACLAVA 3183	\$1,600,000	16/09/2023

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:

05/03/2024 15:09



3 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**5 Malakoff St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 08/10/2023

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**10 Glenmark Av ST KILDA 3182 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** House (Res)

**Land Size:** 178 sqm approx



**4a Linton St BALACLAVA 3183 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)