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 39 Linton Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquo	ting				
Single pric	e \$1,580,000									
Median sale price										
Median price	\$1,500,000	Pro	operty Type	House			Suburb	Balaclava		
Period - From	05/03/2023	to	04/03/2024		Sc	ource	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.

Ade	dress 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



BigginScott





Property Type: House Agent Comments Luca Perruzza 9536 9202 0457 588 858 Iperruzza@bigginscott.com.au

Indicative Selling Price \$1,580,000 Median House Price 05/03/2023 - 04/03/2024: \$1,500,000

Comparable Properties



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



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

Agent Comments



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



Price: \$1,600,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res)

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.