

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

14/41 Balaclava Road St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,650

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

5/43 Wilgah Street St Kilda East VIC 3183	\$640,000	20-Nov-20
6/81 St Georges Road Elsternwick VIC 3185	\$661,000	27-Nov-20
8/198 Alma Road St Kilda East VIC 3183	\$635,000	18-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 26 March 2021

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**5/43 Wilgah Street St Kilda East
VIC 3183**

2 1 1

Sold Price **\$640,000** Sold Date **20-Nov-20**

Distance **0.71km**



**6/81 St Georges Road Elsternwick
VIC 3185**

2 1 1

Sold Price **\$661,000** Sold Date **27-Nov-20**

Distance **0.82km**



**8/198 Alma Road St Kilda East VIC
3183**

2 1 1

Sold Price **\$635,000** Sold Date **18-Nov-20**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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