

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 14/30 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 01/10/2017 to 30/09/2018 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	5/2 Celeste Ct ST KILDA EAST 3183	\$517,000	19/05/2018
2	2/59 Carlisle St ST KILDA 3182	\$492,500	07/04/2018
3	6/66-70 Grosvenor St BALACLAVA 3183	\$480,000	04/08/2018

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.



 2  1  2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending September 2018: \$575,000

Comparable Properties



5/2 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$517,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 3

Property Type: Apartment



2/59 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$492,500

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: Apartment



6/66-70 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$480,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 4

Property Type: Apartment