



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

15 Marlborough Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,178,000 House X Unit Suburb Balaclava

Period - From 01/01/2018 to 31/12/2018 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	49 Eastbourne St WINDSOR 3181	\$950,000	14/11/2018
2	53 Marlborough St BALACLAVA 3183	\$950,000	15/11/2018
3	34 Charles St ST KILDA 3182	\$925,000	08/11/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 149 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

Year ending December 2018: \$1,178,000

Comparable Properties



49 Eastbourne St WINDSOR 3181 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 14/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 156 sqm approx



53 Marlborough St BALACLAVA 3183 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 15/11/2018

Rooms: -

Property Type: House (Res)



34 Charles St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 08/11/2018

Rooms: -

Property Type: House