

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4 Balston St, Balaclava 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 \$1,395,000

or range between

&

Median sale price

Median price \$1,375,000

Property type House

Suburb Balaclava

Period - From 01/07/2024

to 30/09/2024

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
6 Rosamond St BALACLAVA 3183 VIC	\$1,380,000	03/10/2024
48 Balston St BALACLAVA 3183 VIC	\$1,375,000	06/08/2024
63 Bayview St PRAHRAN 3181 VIC	\$1,380,000	22/06/2024

This Statement of Information was prepared on: 14/11/2024