

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

15/39 Balston Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Balaclava

Period - From 01/01/2020 to 31/03/2020 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	4/39 Horne St ELSTERNWICK 3185	\$975,000	18/04/2020
2	3/49 Seymour Rd ELSTERNWICK 3185	\$950,000	25/03/2020
3	11/1a Hartpury Av ELWOOD 3184	\$920,000	07/03/2020

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:

03/06/2020 09:02

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2020: \$620,000



3 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



4/39 Horne St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$975,000

Method: Auction Sale

Date: 18/04/2020

Property Type: Townhouse (Res)



3/49 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 25/03/2020

Property Type: Unit



11/1a Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$920,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Apartment