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	con	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress 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





40.1 64.8 99 38.5



Rooms: 4 Property Type: Townhouse Land Size: 109 sqm approx Agent Comments

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> **Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** March quarter 2020: \$620,000

Comparable Properties



4/39 Horne St ELSTERNWICK 3185 (REI)



Price: \$975,000 Method: Auction Sale Date: 18/04/2020 Property Type: Townhouse (Res)

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

Agent Comments

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Agent Comments





Price: \$950,000 Method: Sold Before Auction Date: 25/03/2020 Property Type: Unit



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



Price: \$920,000 Method: Auction Sale Date: 07/03/2020

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.