

## 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

12/36 BRIGHTON ROAD BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

2/25 BYRON STREET ELWOOD VIC 3184	\$435,000	07-Feb-24
4/30 MITFORD STREET ST KILDA VIC 3182	\$455,000	18-Nov-23
3/21 DICKENS STREET ELWOOD VIC 3184	\$490,000	11-Nov-23

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 6 months.~~

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**2/25 BYRON STREET ELWOOD VIC 3184** Sold Price <sup>RS</sup> **\$435,000** <sup>UN</sup> Sold Date **07-Feb-24**

1 1 -

Distance **0.49km**



**4/30 MITFORD STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$455,000** Sold Date **18-Nov-23**

1 1 -

Distance **0.75km**



**3/21 DICKENS STREET ELWOOD VIC 3184** Sold Price **\$490,000** Sold Date **11-Nov-23**

1 1 1

Distance **0.45km**

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**RS** = Recent sale      **UN** = Undisclosed Sale

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