

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

6/9 Camden Street 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Dec 2019

to

30 Nov 2020

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

9/31 Charnwood Road St Kilda VIC 3182	\$355,000	07-Nov-20
58/1A St Kilda Road St Kilda VIC 3182	\$394,000	18-Nov-20
8/22 Inkerman Street St Kilda VIC 3182	\$395,000	18-Nov-20

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.~~

This Statement of Information was prepared on: 18 December 2020

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9/31 Charnwood Road St Kilda VIC 3182

Sold Price

^{RS} **\$355,000** ^{UN}

Sold Date **07-Nov-20**

 1  1  1

Distance **0.86km**



58/1A St Kilda Road St Kilda VIC 3182

Sold Price

^{RS} **\$394,000** ^{UN}

Sold Date **18-Nov-20**

 1  1  1

Distance **1.23km**



8/22 Inkerman Street St Kilda VIC 3182

Sold Price

^{RS} **\$395,000**

Sold Date **18-Nov-20**

 1  1  -

Distance **0.83km**

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

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