

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

Address Including suburb and postcode	21 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
Range between	\$1,800,000	&	\$1,980,000

Median sale price

Median price	\$1,330,000	Hou	ise X	Unit		Suburb	St Kilda East
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Balmoral Ct ST KILDA EAST 3183	\$2,120,000	24/02/2019
2	37 Balaclava Rd ST KILDA EAST 3183	\$2,000,000	14/07/2019
3	14 Lempriere Av ST KILDA EAST 3183	\$1,970,000	16/06/2019

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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





Generated: 30/07/2019 10:30



Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** June quarter 2019: \$1,330,000



Rooms: **Property Type:**

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



6 Balmoral Ct ST KILDA EAST 3183 (REI/VG)

-- 3

Price: \$2,120,000 Method: Auction Sale Date: 24/02/2019

Rooms: 7

Property Type: House (Res) Land Size: 621 sqm approx

37 Balaclava Rd ST KILDA EAST 3183 (REI)





Price: \$2,000,000 Method: Auction Sale Date: 14/07/2019

Rooms: 7

Property Type: House (Res) Land Size: 817 sqm approx

14 Lempriere Av ST KILDA EAST 3183 (REI)





Price: \$1,970,000 Method: Auction Sale Date: 16/06/2019 Rooms: 6

Property Type: House (Res) Land Size: 756 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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.

Generated: 30/07/2019 10:30

Agent Comments

Agent Comments

Agent Comments