

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	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
---------------	-------------	---	-------------

Median sale price

Median price	\$1,330,000	House	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.

	Address 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.



 5  2.5  2

Rooms:

Property Type:

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  2

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)

Agent Comments

 4  2  2

Price: \$1,970,000

Method: Auction Sale

Date: 16/06/2019

Rooms: 6

Property Type: House (Res)

Land Size: 756 sqm approx