

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

33 Marlborough Street, Balaclava Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,590,000

House

X

Unit

Suburb Balaclava

Period - From 01/10/2016

to

30/09/2017

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	39 Wordsworth St ST KILDA 3182	\$1,100,000	14/10/2017
2	3 Johnson St ST KILDA EAST 3183	\$1,032,000	16/09/2017
3	33 Chusan St BALACLAVA 3183	\$1,008,000	07/10/2017

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.



2 1 1

Rooms:
Property Type: House
Land Size: 157 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2017: \$1,590,000

Comparable Properties



39 Wordsworth St ST KILDA 3182 (REI)

Agent Comments

2 1 -
Price: \$1,100,000
Method: Sold Before Auction
Date: 14/10/2017
Rooms: -
Property Type: House (Res)



3 Johnson St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -
Price: \$1,032,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)



33 Chusan St BALACLAVA 3183 (REI)

Agent Comments

2 1 -
Price: \$1,008,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: House (Res)