

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 LINTON 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2023

to

31 Oct 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

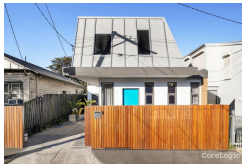
14 QUEEN STREET ST KILDA EAST VIC 3183	\$1,162,500	08-Jun-24
69 SMITH STREET ST KILDA VIC 3182	\$1,100,000	11-Nov-24

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: 20 November 2024

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**14 QUEEN STREET ST KILDA EAST
VIC 3183**

Sold Price

\$1,162,500 Sold Date **08-Jun-24**

 2  2  2

Distance **0.26km**



**69 SMITH STREET ST KILDA VIC
3182**

Sold Price

^{RS} **\$1,100,000** Sold Date **11-Nov-24**

 2  1  1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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