

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

44 Camden Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,489,500

Property Type House

Suburb Balaclava

Period - From 01/04/2022

to

30/06/2022

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	13 Mchenry St ST KILDA EAST 3183	\$1,325,000	11/07/2022
2	8 Frampton St ST KILDA 3182	\$1,290,000	27/08/2022
3	11 Johnson St ST KILDA EAST 3183	\$1,275,000	30/07/2022

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.~~

This Statement of Information was prepared on:

01/09/2022 17:35



2 1 1

Rooms: 3
Property Type: House
Land Size: 260 sqm approx
Agent Comments

Dean Lang
9536 9202
0457 588 858
dlang@biggin-scott.com.au

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2022: \$1,489,500

Comparable Properties



13 Mchenry St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,325,000
Method: Private Sale
Date: 11/07/2022
Property Type: House
Land Size: 242 sqm approx



8 Frampton St ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$1,290,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 239 sqm approx



11 Johnson St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$1,275,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 214 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336