

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 6/114a Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Balaclava

Period - From 19/02/2023 to 18/02/2024 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	5/321 Orrong Rd ST KILDA EAST 3183	\$450,000	18/12/2023
2	2/296 Inkerman St ST KILDA EAST 3183	\$440,000	16/12/2023
3	4/8 Te Arai Av ST KILDA EAST 3183	\$401,000	14/12/2023

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: 19/02/2024 11:52



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median Unit Price
19/02/2023 - 18/02/2024: \$565,000

Comparable Properties



5/321 Orrong Rd ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment



2/296 Inkerman St ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$440,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment



4/8 Te Arai Av ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$401,000
Method: Sold Before Auction
Date: 14/12/2023
Rooms: 3
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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