## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	rty offere	d for s	sale										
Includ	ding subur		47 Balaclava Road, St Kilda East Vic 3183										
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$3,800,0			0,000	&			\$4,095,000						
Median sale price													
Median price \$1,6		31,655,0	5,000		roperty Type H		se		Suburk	suburb St Kilda Ea		st	
Period - From 01/01		01/01/2	024	to	31/12/2024	ļ.	Sc		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									F	Price	Da	ate of sale	
1													
2													
3													
OR													
B*		_	_		epresentativ wo kilometre		•					•	
This Statement of Information was prepared on:									on: $ Gamma$	20/03/2025 14:00			

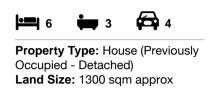




Joey Eckstein 9526 1209 0419 419 199 ieckstein@wilsonagents.com.au

**Indicative Selling Price** \$3,800,000 - \$4,095,000 **Median House Price** Year ending December 2024: \$1,655,000





**Agent Comments** 

## Comparable Properties

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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



