

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

2/30 Balaclava Road St Kilda East 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/13 Cardigan Street St Kilda East VIC 3183	\$490,000	31-Aug-19
3/318 Dandenong Road St Kilda East VIC 3183	\$460,000	23-May-19
12/322-328 Dandenong Road St Kilda East VIC 3183	\$454,500	22-May-19

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: 29 October 2019



4/13 Cardigan Street St Kilda East VIC 3183

Sold Price

\$490,000

Sold Date

31-Aug-19

2

1

1

Distance

0.48km



3/318 Dandenong Road St Kilda East VIC 3183

Sold Price

\$460,000

Sold Date

23-May-19

2

1

1

Distance

1.07km



12/322-328 Dandenong Road St Kilda East VIC 3183

Sold Price

\$454,500

Sold Date

22-May-19

2

1

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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