

# 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

11 Rosamond Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,703,750

Property Type House

Suburb Balaclava

Period - From 01/01/2021

to 31/03/2021

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	24 Leslie St ST KILDA EAST 3183	\$1,265,000	14/05/2021
2	33 Brunning St BALACLAVA 3183	\$1,277,500	27/03/2021
3	24 Nightingale St BALACLAVA 3183	\$1,272,500	17/02/2021

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:

05/07/2021 11:02

11 Rosamond Street, Balaclava Vic 3183

THE AGENCY

Sam Hobbs

03 8578 0388

0404 164 444

samhobbs@theagency.com.au



2 1 0

**Rooms:** 4

**Property Type:** House

**Land Size:** 131 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2021: \$1,703,750

## Comparable Properties



**24 Leslie St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** House

**Land Size:** 96 sqm approx



**33 Brunning St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,277,500

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 172 sqm approx



**24 Nightingale St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,272,500

**Method:** Sold Before Auction

**Date:** 17/02/2021

**Property Type:** House (Res)

**Land Size:** 150 sqm approx

**Account - The Agency Port Phillip** | P: 03 8578 0388



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.