

# 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

16/53 Balaclava Road, St Kilda East 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

\$470,000

&

\$500,000

### Median sale price

Median price

\$622,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2019

to

31/12/2019

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 | 6/38 Queen St ST KILDA EAST 3183      | \$500,000 | 17/09/2019   |
| 2 | 9/124 Alexandra St ST KILDA EAST 3183 | \$465,000 | 24/09/2019   |
| 3 |                                       |           |              |

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:

01/03/2020 15:30



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$500,000

**Median Unit Price**

December quarter 2019: \$622,000

## Comparable Properties



**6/38 Queen St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 17/09/2019

**Rooms:** 5

**Property Type:** Apartment



**9/124 Alexandra St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 24/09/2019

**Rooms:** 4

**Property Type:** Apartment

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.