

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

131 Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

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	57 Brighton Rd ELWOOD 3184	\$2,750,000	11/06/2021
2	16 Alexandra St ST KILDA EAST 3183	\$2,700,000	02/05/2021
3	21 Long St ELSTERNWICK 3185	\$3,000,000	19/02/2021

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:

06/07/2021 11:11



3 1 1

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

March quarter 2021: \$1,703,750

Comparable Properties



57 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

5 3 4

Price: \$2,750,000

Method: Private Sale

Date: 11/06/2021

Property Type: House

Land Size: 628 sqm approx



16 Alexandra St ST KILDA EAST 3183 (REI/VG) Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 02/05/2021

Property Type: House (Res)

Land Size: 759 sqm approx



21 Long St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Auction Sale

Date: 19/02/2021

Property Type: House (Res)

Land Size: 550 sqm approx