

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

19/36 BRIGHTON ROAD BALACLAVA 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2024

to

31 Jan 2025

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

6/7 ROBERTSON AVENUE ST KILDA VIC 3182	\$515,000	29-Oct-24
9/151 FITZROY STREET ST KILDA VIC 3182	\$460,000	11-Sep-24
27/5 DICKENS STREET ELWOOD VIC 3184	\$470,000	07-Nov-24

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: 24 February 2025

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**6/7 ROBERTSON AVENUE ST
 KILDA VIC 3182**

1 1 -

Sold Price **\$515,000** Sold Date **29-Oct-24**

Distance **1.8km**



**9/151 FITZROY STREET ST KILDA
 VIC 3182**

1 1 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **11-Sep-24**

Distance **1.83km**



**27/5 DICKENS STREET ELWOOD
 VIC 3184**

1 1 -

Sold Price **\$470,000** Sold Date **07-Nov-24**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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