

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

48 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

\$1,450,000

&

\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2023

to

31 Oct 2024

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

21 HAWSLEIGH AVENUE BALACLAVA VIC 3183	\$1,450,000	21-Sep-24
26 JACKSON STREET ST KILDA VIC 3182	\$1,455,000	25-Jun-24
17 MYRTLE STREET ST KILDA EAST VIC 3183	\$1,486,000	14-Sep-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.~~

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**21 HAWSLEIGH AVENUE
 BALACLAVA VIC 3183**

Sold Price ^{RS} **\$1,450,000** Sold Date **21-Sep-24**

3 1 -

Distance **0.68km**



**26 JACKSON STREET ST KILDA VIC
 3182**

Sold Price **\$1,455,000** Sold Date **25-Jun-24**

3 1 -

Distance **1.95km**



**17 MYRTLE STREET ST KILDA EAST
 VIC 3183**

Sold Price ^{RS} **\$1,486,000** ^{UN} Sold Date **14-Sep-24**

3 1 -

Distance **0.86km**

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

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