

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

23/83 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	11/125 Tennyson St ELWOOD 3184	\$339,500	01/02/2024
2	107/201 High St PRAHRAN 3181	\$320,000	02/02/2024
3	17/8 Robert St ELWOOD 3184	\$315,000	03/02/2024

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:

14/03/2024 11:51

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
No median price available

Comparable Properties



11/125 Tennyson St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$339,500
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

107/201 High St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$320,000
Method: Sale
Date: 02/02/2024
Property Type: Strata Unit/Flat



17/8 Robert St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$315,000
Method: Private Sale
Date: 03/02/2024
Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900