

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

18/54 Balston Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2023 to 30/09/2024 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	18/20 Cardigan St ST KILDA EAST 3183	\$324,500	24/08/2024
2	4/83 Westbury St ST KILDA EAST 3183	\$310,000	16/06/2024
3	6/3 Celeste Ct ST KILDA EAST 3183	\$315,000	16/06/2024

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:

02/12/2024 11:12



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
Year ending September 2024: \$565,000

Comparable Properties



18/20 Cardigan St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$324,500
Method: Private Sale
Date: 24/08/2024
Property Type: Apartment



4/83 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000
Method: Private Sale
Date: 16/06/2024
Property Type: Apartment



6/3 Celeste Ct ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$315,000
Method: Auction Sale
Date: 16/06/2024
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504