## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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
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### Median sale price

Median price	\$565,000	Pro	perty Type U	nit		Suburb	Balaclava
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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

Add	dress 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 comparableproperties 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









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)

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

Property Type: Apartment

**Agent Comments** 



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





**Agent Comments** 

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

Property Type: Apartment

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



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

Property Type: Apartment

**Agent Comments** 

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





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