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

6a Balston Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Balaclava
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	21 Hawsleigh Av BALACLAVA 3183	\$1,450,000	19/11/2019
2	33 Johnson St ST KILDA EAST 3183	\$1,407,000	16/11/2019
3	9 Moodie PI ST KILDA 3182	\$1,390,000	26/10/2019

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:

26/02/2020 09:54









Rooms: 5 Property Type: House (Res) Land Size: 275 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2019: \$1,450,000

Comparable Properties



21 Hawsleigh Av BALACLAVA 3183 (REI)



Price: \$1,450,000 Method: Private Sale Date: 19/11/2019 Property Type: House



33 Johnson St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$1,407,000 Method: Auction Sale Date: 16/11/2019 Property Type: House (Res) Land Size: 219 sqm approx



9 Moodie PI ST KILDA 3182 (REI/VG)



DA 3182 (REI/VG)

Agent Comments

Agent Comments

Price: \$1,390,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Land Size: 203 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.