

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Balaclava

Period - From 01/10/2019

to 31/12/2019

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	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 Pl 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

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2019: \$1,450,000



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 275 sqm approx

Agent Comments

## Comparable Properties



**21 Hawsleigh Av BALACLAVA 3183 (REI)**

Agent Comments



**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 Pl ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 203 sqm approx