

# 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

8/36 Brighton Road, 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 \$600,000

&

\$650,000

### Median sale price

Median price \$638,250

Property Type Unit

Suburb Balaclava

Period - From 01/07/2020

to

30/09/2020

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 | 9/33 Brighton Rd ST KILDA 3182   | \$650,000 | 22/07/2020   |
| 2 | 4/36 Brighton Rd BALACLAVA 3183  | \$650,000 | 27/04/2020   |
| 3 | 8/229 Alma Rd ST KILDA EAST 3183 | \$625,700 | 24/07/2020   |

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:

16/10/2020 10:26

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

September quarter 2020: \$638,250



2 1 0

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 65 sqm approx

Agent Comments

## Comparable Properties

9/33 Brighton Rd ST KILDA 3182 (VG)

Agent Comments

- - -

**Price:** \$650,000

**Method:** Sale

**Date:** 22/07/2020

**Property Type:** Strata Unit/Flat



4/36 Brighton Rd BALACLAVA 3183 (VG)

Agent Comments

2 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 27/04/2020

**Property Type:** Stratum Flat



8/229 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

**Price:** \$625,700

**Method:** Private Sale

**Date:** 24/07/2020

**Property Type:** Apartment