

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

26 Marlborough Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,198,000

Property Type

House

Suburb

Balaclava

Period - From

14/10/2018

to

13/10/2019

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	46 Brunning St BALACLAVA 3183	\$1,350,000	12/07/2019
2	7 Wilgah St ST KILDA EAST 3183	\$1,305,000	16/06/2019
3	354 Inkerman St ST KILDA EAST 3183	\$1,170,000	20/07/2019

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:

14/10/2019 07:52



2 1 1

Property Type: House
Land Size: 207 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 14/10/2018 - 13/10/2019: \$1,198,000

Comparable Properties



46 Brunning St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,350,000
Method: Private Sale
Date: 12/07/2019
Property Type: House
Land Size: 194 sqm approx



7 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$1,305,000
Method: Auction Sale
Date: 16/06/2019
Property Type: House (Res)



354 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,170,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 234 sqm approx