

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

1/15 ALBION STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

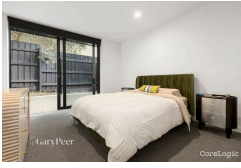
7/47 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$1,455,000	25-Feb-24
2D WATERLOO CRESCENT ST KILDA VIC 3182	\$1,465,000	07-Mar-24
3/30A ORMOND ROAD ELWOOD VIC 3184	\$1,487,000	27-Apr-24

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 6 months.

This Statement of Information was prepared on: 15 May 2024

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**7/47 LANSDOWNE ROAD ST
 KILDA EAST VIC 3183**

3 2 4

Sold Price **\$1,455,000** Sold Date **25-Feb-24**

Distance **1.54km**



**2D WATERLOO CRESCENT ST
 KILDA VIC 3182**

3 2 2

Sold Price **\$1,465,000** Sold Date **07-Mar-24**

Distance **1.67km**



**3/30A ORMOND ROAD ELWOOD
 VIC 3184**

2 2 1

Sold Price ^{RS} **\$1,487,000** Sold Date **27-Apr-24**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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