#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$649,000

#### Median sale price

Median price	\$588,000	Pro	perty Type U	nit		Suburb	Balaclava
Period - From	01/01/2023	to	31/12/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	9/142 Alma Rd ST KILDA EAST 3183	\$660,000	06/02/2024
2	15/6 Westbury St ST KILDA EAST 3183	\$640,000	08/10/2023
3	1/129-131 Argyle St ST KILDA 3182	\$638,000	18/10/2023

#### 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:	21/02/2024 11:21



Date of sale



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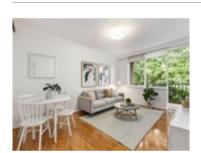
**Indicative Selling Price** \$649,000 **Median Unit Price** Year ending December 2023: \$588,000



Property Type: Apartment

Agent Comments

## Comparable Properties



9/142 Alma Rd ST KILDA EAST 3183 (REI)

**-**2

Price: \$660,000 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

**Agent Comments** 



15/6 Westbury St ST KILDA EAST 3183

(REI/VG)



Price: \$640,000 Method: Private Sale Date: 08/10/2023

Property Type: Apartment

**Agent Comments** 



1/129-131 Argyle St ST KILDA 3182 (REI)

Price: \$638,000

Method: Sold Before Auction

Date: 18/10/2023 Property Type: Unit Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



