

# 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

19/36 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 \$440,000 & \$480,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2022 to 30/09/2023 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	Price	Date of sale
1	4/9 Charles St ST KILDA 3182	\$484,000	26/07/2023
2	15/17 Robe St ST KILDA 3182	\$480,000	31/07/2023
3	4/33 Brighton Rd ST KILDA 3182	\$470,000	23/10/2023

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:

30/10/2023 09:51



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

Year ending September 2023: \$615,000

## Comparable Properties



**4/9 Charles St ST KILDA 3182 (REI)**

Agent Comments

1   1   1

**Price:** \$484,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** Apartment



**15/17 Robe St ST KILDA 3182 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** Apartment



**4/33 Brighton Rd ST KILDA 3182 (REI)**

Agent Comments

-   -   -

**Price:** \$470,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372