Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/9 Glen Eira Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$588,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/01/2023	to	31/12/2023		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3/95a Alma Rd ST KILDA EAST 3183	\$597,000	15/12/2023
2	3/86 Blessington St ST KILDA 3182	\$595,000	30/12/2023
3	4/28 Mitford St ST KILDA 3182	\$590,000	24/01/2024

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:

03/04/2024 11:42



BigginScott^{*}





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending December 2023: \$588,000

Comparable Properties



3/95a Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$597,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment



3/86 Blessington St ST KILDA 3182 (REI/VG)



Price: \$595,000 Method: Private Sale Date: 30/12/2023 Property Type: Apartment



4/28 Mitford St ST KILDA 3182 (REI)



Agent Comments

Agent Comments

Price: \$590,000 Method: Private Sale Date: 24/01/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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