

## 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

23 ALBION STREET BALACLAVA VIC 3183

### Indicative selling price

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

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,357,500

Property type

House

Suburb

Balaclava

Period-from

01 Apr 2023

to

31 Mar 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

215 HOTHAM STREET RIPPONLEA VIC 3185	\$1,820,000	17-Mar-24
316 INKERMAN STREET ST KILDA EAST VIC 3183	\$1,890,000	24-Feb-24
566 INKERMAN ROAD CAULFIELD NORTH VIC 3161	\$1,860,000	24-Mar-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: 30 April 2024

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**215 HOTHAM STREET RIPPONLEA VIC 3185**

Sold Price <sup>RS</sup> **\$1,820,000** <sup>UN</sup> Sold Date **17-Mar-24**

3 2 -

Distance **0.64km**



**316 INKERMAN STREET ST KILDA EAST VIC 3183**

Sold Price **\$1,890,000** Sold Date **24-Feb-24**

4 3 2

Distance **1.11km**



**566 INKERMAN ROAD CAULFIELD NORTH VIC 3161**

Sold Price <sup>RS</sup> **\$1,860,000** <sup>UN</sup> Sold Date **24-Mar-24**

3 1 -

Distance **1.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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