

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

5/39A BALACLAVA ROAD ST KILDA EAST 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

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

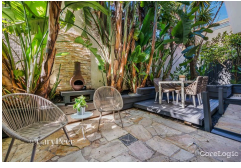
7/48 ORRONG CRESCENT CAULFIELD NORTH VIC 3161	\$866,000	10-Dec-23
9/8 MEADOW STREET ST KILDA EAST VIC 3183	\$882,000	07-Dec-23
7/21 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$940,000	16-Mar-24

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: 08 April 2024

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**7/48 ORRONG CRESCENT
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$866,000** Sold Date **10-Dec-23**

Distance **0.9km**



**9/8 MEADOW STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$882,000** Sold Date **07-Dec-23**

Distance **0.13km**



**7/21 LANSDOWNE ROAD ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$940,000** Sold Date **16-Mar-24**

Distance **0.9km**

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

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