

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 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,473,500 Property Type House 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	Price	Date of sale
1	3/11 Mitchell St ST KILDA 3182	\$1,550,000	06/02/2024
2	33 Hawsleigh Av BALACLAVA 3183	\$1,500,000	19/11/2023
3	7 Kipling St ST KILDA 3182	\$1,463,000	15/02/2024

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: 22/02/2024 16:32



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Property Type: House

Agent Comments

Comparable Properties



3/11 Mitchell St ST KILDA 3182 (REI)

Agent Comments

3 1 1

Price: \$1,550,000

Method: Private Sale

Date: 06/02/2024

Property Type: House



33 Hawsleigh Av BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Private Sale

Date: 19/11/2023

Property Type: House

Land Size: 284 sqm approx



7 Kipling St ST KILDA 3182 (REI)

Agent Comments

3 1 2

Price: \$1,463,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 312 sqm approx