## 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

G02/78 Westbury Street, Balaclava Vic 3183

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8/28 Blenheim St BALACLAVA 3183	\$420,000	08/12/2023
2	203/24 Crimea St ST KILDA 3182	\$416,000	03/12/2023
3	19/93 Argyle St ST KILDA 3182	\$400,000	16/02/2024

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:

16/04/2024 10:36







**Property Type:** Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2024: \$570,000

# **Comparable Properties**



Price: \$416,000 Method: Private Sale Date: 03/12/2023 Property Type: Apartment



19/93 Argyle St ST KILDA 3182 (REI/VG)



1 1

Price: \$400,000 Method: Private Sale Date: 16/02/2024 Property Type: Apartment

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





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Agent Comments