

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

29 Camden Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,311,000 Property Type House Suburb Balaclava

Period - From 01/10/2020 to 31/12/2020 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	382 Inkerman St ST KILDA EAST 3183	\$1,485,000	18/02/2021
2	1 Odessa St ST KILDA 3182	\$1,376,000	12/12/2020
3	122 Argyle St ST KILDA 3182	\$1,352,000	23/12/2020

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:

01/04/2021 15:44

Leonard Persichetti

03 9532 7399

0417 319 900

lpersichetti@greghocking.com.au

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

December quarter 2020: \$1,311,000



Property Type: House (Previously Occupied - Detached)

Land Size:

Agent Comments

Comparable Properties



382 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,485,000

Method: Auction Sale

Date: 18/02/2021

Rooms: 4

Property Type: House (Res)

Land Size: 278 sqm approx

1 Odessa St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,376,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 375 sqm approx



122 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,352,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 287 sqm approx