

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 243 Inkerman Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Balaclava

Period - From 01/01/2019 to 31/12/2019 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	39 Rosamond St BALACLAVA 3183	\$1,200,000	07/12/2019
2	2 Duke St ST KILDA 3182	\$1,185,000	22/02/2020
3	39 Leslie St ST KILDA EAST 3183	\$1,140,000	29/02/2020

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: 04/03/2020 11:07



2 1 1

Rooms: 3
Property Type: House (Res)
Land Size: 182 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2019: \$1,405,000

Comparable Properties



39 Rosamond St BALACLAVA 3183 (REI/VG) [Agent Comments](#)

2 1 -

Price: \$1,200,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 156 sqm approx



2 Duke St ST KILDA 3182 (REI) [Agent Comments](#)

2 1 1

Price: \$1,185,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)

39 Leslie St ST KILDA EAST 3183 (REI) [Agent Comments](#)

3 1 1

Price: \$1,140,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)