

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

2/3 Balston Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2019 to 30/09/2020 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	7/106 Alexandra St ST KILDA EAST 3183	\$350,000	06/08/2020
2	13/1 Fiona Ct ST KILDA 3182	\$346,500	08/07/2020
3			

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:

27/10/2020 16:16

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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2020: \$600,000



Property Type: Apartment

Agent Comments

Comparable Properties



7/106 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 06/08/2020

Rooms: 3

Property Type: Apartment



13/1 Fiona Ct ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$346,500

Method: Private Sale

Date: 08/07/2020

Property Type: Apartment

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.