

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 consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

9/114A Westbury Close Balaclava VIC 3183	\$528,000	03-Aug-19
5/70A Alexandra Street St Kilda East VIC 3183	\$520,000	22-Jun-19
1/38-40A Brighton Road Balaclava VIC 3183	\$430,000	07-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



**9/114A Westbury Close Balaclava
VIC 3183**

1 1 1

Sold Price

\$528,000

Sold Date **03-Aug-19**

Distance **0.36km**



**5/70A Alexandra Street St Kilda
East VIC 3183**

1 1 1

Sold Price

\$520,000

Sold Date **22-Jun-19**

Distance **0.69km**



**1/38-40A Brighton Road Balaclava
VIC 3183**

1 1 1

Sold Price

\$430,000

Sold Date **07-Jun-19**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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