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	101/78 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $550,000 Property Type Unit Suburb Balaclava

Period - From 01/07/2024 to 30/09/2024 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	207/126 Carlisle St ST KILDA 3182	$435,000	11/06/2024
2	14/39 Hotham St ST KILDA EAST 3183	$440,000	02/06/2024
3	G02/78 Westbury St BALACLAVA 3183	$444,000	31/05/2024

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: 25/11/2024 13:17

101/78 Westbury Street, Balaclava Vic 3183



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
September quarter 2024: $550,000

Comparable Properties



207/126 Carlisle St ST KILDA 3182 (REI/VG)

1 1 1

Price: $435,000
Method: Private Sale
Date: 11/06/2024
Property Type: Apartment

Agent Comments



14/39 Hotham St ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 02/06/2024
Property Type: Apartment

Agent Comments



G02/78 Westbury St BALACLAVA 3183 (REI)

1 1 1

Price: $444,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment
Land Size: 61 sqm approx

Agent Comments

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

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