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	44 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,513,375 Property Type House Suburb Balaclava

Period - From 01/04/2022 to 31/03/2023 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	35 Waterloo Cr ST KILDA 3182	$1,235,000	17/12/2022
2	80a Peel St WINDSOR 3181	$1,225,000	25/02/2023
3	69 Smith St ST KILDA 3182	$1,212,000	20/05/2023

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: 16/06/2023 15:14

44 Brunning Street, Balaclava Vic 3183



2 1 0

Property Type: House (Res)
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2023: $1,513,375

Comparable Properties



35 Waterloo Cr ST KILDA 3182 (REI/VG)

2 2 1

Price: $1,235,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments



80a Peel St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,225,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 150 sqm approx

Agent Comments



69 Smith St ST KILDA 3182 (REI)

2 1 1

Price: $1,212,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)

Agent Comments

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

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