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	G05/105 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	$790,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$646,500	Property type	Unit	Suburb	Balaclava
Period-from	01 Feb 2021	to	31 Jan 2022	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
4/40 High Street Windsor VIC 3181	$815,000	30-Sep-21
3/2 Gordon Street Elsternwick VIC 3185	$775,000	13-Aug-21
103/3 Raglan Street St Kilda East VIC 3183	$800,000	02-Nov-21

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: 27 February 2022

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4/40 High Street Windsor VIC 3181 Sold Price **$815,000** Sold Date **30-Sep-21**

2 2 1 Distance **1.9km**



3/2 Gordon Street Elsternwick VIC 3185 Sold Price **$775,000** Sold Date **13-Aug-21**

2 2 2 Distance **1.74km**



103/3 Raglan Street St Kilda East VIC 3183 Sold Price **$800,000** Sold Date **02-Nov-21**

2 2 1 Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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