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	120 Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Single price $3,410,000

Median sale price

Median price $1,473,500 Property Type House Suburb Balaclava

Period - From 01/04/2023 to 31/03/2024 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	15 Sidwell Av ST KILDA EAST 3183	$3,460,000	24/03/2024
2	10 Heaton Av ELWOOD 3184	$3,430,000	23/03/2024
3	82 Tennyson St ELWOOD 3184	$3,176,000	14/04/2024

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: 02/07/2024 21:34

120 Westbury Close, Balaclava Vic 3183



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,410,000
Median House Price
Year ending March 2024: $1,473,500

Comparable Properties



15 Sidwell Av ST KILDA EAST 3183 (REI)

4 3 2

Price: $3,460,000
Method: Private Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



10 Heaton Av ELWOOD 3184 (REI/VG)

3 1 4

Price: $3,430,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



82 Tennyson St ELWOOD 3184 (REI/VG)

4 3 2

Price: $3,176,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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