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

Single price	$440,000

Median sale price

Median price	$570,000	Property Type	Unit	Suburb	Balaclava
Period - From	01/01/2024	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	3/22-24 Nelson St BALACLAVA 3183	$430,000	13/05/2024
2	8/28 Blenheim St BALACLAVA 3183	$420,000	08/12/2023
3	10/41 Raglan St ST KILDA EAST 3183	$410,000	15/03/2024

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: 15/05/2024 16:27

g02/78 Westbury Street, Balaclava Vic 3183



1 1 1

Property Type: Apartment
Land Size: 61 sqm approx

Agent Comments

Indicative Selling Price
$440,000
Median Unit Price
March quarter 2024: $570,000

Comparable Properties



3/22-24 Nelson St BALACLAVA 3183 (REI)

1 1 1

Agent Comments

Price: $430,000
Method: Private Sale
Date: 13/05/2024
Property Type: Apartment



8/28 Blenheim St BALACLAVA 3183 (REI/VG)

1 1 -

Agent Comments

Price: $420,000
Method: Private Sale
Date: 08/12/2023
Property Type: Apartment



10/41 Raglan St ST KILDA EAST 3183 (REI/VG)

1 1 1

Agent Comments

Price: $410,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment

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

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