

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

9/109 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

or range
between

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,250

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/57 Westbury Street St Kilda East VIC 3183	\$616,000	05-Oct-19
3/54 Hotham Street St Kilda East VIC 3183	\$622,000	05-Oct-19
9/154 Alma Road St Kilda East VIC 3183	\$610,999	17-Oct-19

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: 15 November 2019

Shannon Ferrif
 M 0433896337
 E shannonferrif@mcgrath.com.au



1/57 Westbury Street St Kilda East VIC 3183

Sold Price **\$616,000** Sold Date **05-Oct-19**

2 1 1

Distance **0.48km**



3/54 Hotham Street St Kilda East VIC 3183

Sold Price **\$622,000** Sold Date **05-Oct-19**

2 1 1

Distance **0.51km**



9/154 Alma Road St Kilda East VIC 3183

Sold Price **\$610,999** Sold Date **17-Oct-19**

2 1 1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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