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<br>Including suburb and postcode | 3/117 Westbury Street, Balaclava Vic 3183 |

## Indicative selling price

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

Single price $545,000

## Median sale price

Median price $525,000 Property Type Unit Suburb Balaclava

Period - From 25/07/2021 to 24/07/2022 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 | 6/16 Lansdowne Rd ST KILDA EAST 3183 | $530,000 | 27/06/2022 |
| 2 | 17/2a Robe St ST KILDA 3182 | $527,000 | 21/07/2022 |
| 3 | 3/340a Dandenong Rd ST KILDA EAST 3183 | $525,000 | 01/07/2022 |

**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: 25/07/2022 10:58

# 3/117 Westbury Street, Balaclava Vic 3183



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$545,000
**Median Unit Price**
25/07/2021 - 24/07/2022: $525,000

## Comparable Properties



**6/16 Lansdowne Rd ST KILDA EAST 3183 (REI)**

2 1 1

**Price:** $530,000
**Method:** Private Sale
**Date:** 27/06/2022
**Property Type:** Apartment

Agent Comments



**17/2a Robe St ST KILDA 3182 (REI)**

2 1 1

**Price:** $527,000
**Method:** Sold Before Auction
**Date:** 21/07/2022
**Property Type:** Unit

Agent Comments



**3/340a Dandenong Rd ST KILDA EAST 3183 (REI)**

2 1 1

**Price:** $525,000
**Method:** Private Sale
**Date:** 01/07/2022
**Property Type:** Apartment

Agent Comments

**Account** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

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