

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

99 HOTHAM 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

\$960,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,638,500

Property type

Townhouse

Suburb

Balaclava

Period-from

01 Dec 2021

to

30 Nov 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

2A BOTHWELL STREET BALACLAVA VIC 3183	\$1,325,000	18-Feb-22
23 JOHN STREET ELWOOD VIC 3184	\$1,410,000	30-Jun-21
103/26 RIDDELL PARADE ELSTERNWICK VIC 3185	\$1,045,000	18-May-22

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: 10 December 2022