

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

1 Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Balaclava

Period - From 01/07/2021

to

30/09/2021

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	27 Bailey Av ST KILDA EAST 3183	\$1,900,000	07/12/2021
2	20 Oak Gr RIPPONLEA 3185	\$1,785,000	21/11/2021
3	190 Inkerman St ST KILDA EAST 3183	\$1,730,000	20/11/2021

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:

10/01/2022 16:02

1 Hawsleigh Avenue, Balaclava Vic 3183

THE AGENCY

Eyal Malka

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2021: \$1,550,000



3 1 1

Rooms: 5

Property Type: House (Res)

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



27 Bailey Av ST KILDA EAST 3183 (REI)

Agent Comments

4 1 1

Price: \$1,900,000

Method: Auction Sale

Date: 07/12/2021

Property Type: House (Res)

Land Size: 321 sqm approx



20 Oak Gr RIPPONLEA 3185 (REI)

Agent Comments

3 1 -

Price: \$1,785,000

Method: Auction Sale

Date: 21/11/2021

Property Type: House (Res)



190 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,730,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 225 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388



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