



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

7/1a Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$595,000

House

Unit

X

Suburb

Balaclava

Period - From

01/01/2018

to

31/12/2018

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	5/273 Orrong Rd ST KILDA EAST 3183	\$685,000	18/11/2018
2	10/1a Hawsleigh Av BALACLAVA 3183	\$670,000	20/12/2018
3	15/14a Chapel St ST KILDA 3182	\$645,000	14/01/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending December 2018: \$595,000

Comparable Properties



5/273 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 18/11/2018

Rooms: -

Property Type: Apartment



10/1a Hawsleigh Av BALACLAVA 3183 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 20/12/2018

Rooms: 4

Property Type: Apartment



15/14a Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: Apartment