

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 5/1a Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Balaclava

Period - From 01/07/2023 to 30/06/2024 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 | 5/14 King St ELSTERNWICK 3185 | \$685,000 | 14/09/2024 |
| 2 | 4/81 Hotham St ST KILDA EAST 3183 | \$715,000 | 26/06/2024 |
| 3 | 4/18 St Georges Rd ELSTERNWICK 3185 | \$657,500 | 05/05/2024 |

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: 30/09/2024 08:04



Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending June 2024: \$572,500

Comparable Properties



5/14 King St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit



4/81 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$715,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: Unit



4/18 St Georges Rd ELSTERNWICK 3185 (REI) **Agent Comments**



Price: \$657,500
Method: Auction Sale
Date: 05/05/2024
Property Type: Apartment

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