

### 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

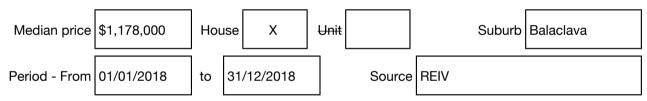
23 Hawsleigh Avenue, Balaclava Vic 3183

#### Indicative selling price

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

 Range between
 \$1,400,000
 &
 \$1,500,000

#### Median sale price



#### 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	65 Byron St ELWOOD 3184	\$1,678,000	25/10/2018
2	32 Nightingale St BALACLAVA 3183	\$1,470,000	08/03/2019
3	27 Chomley St PRAHRAN 3181	\$1,468,000	18/02/2019

#### 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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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**Property Type:** House (Res) **Land Size:** 296 sqm approx Agent Comments 0419 379 998 glefrancke@wilsonagents.com.au Indicative Selling Price \$1,400,000 - \$1,500,000

Median House Price Year ending December 2018: \$1,178,000

## **Comparable Properties**







Price: \$1,678,000 Method: Private Sale Date: 25/10/2018 Rooms: 5 Property Type: House (Res) Land Size: 288 sqm approx

32 Nightingale St BALACLAVA 3183 (REI)

Agent Comments

Agent Comments



Price: \$1,470,000 Method: Private Sale Date: 08/03/2019 Rooms: -Property Type: House

27 Chomley St PRAHRAN 3181 (REI)



Price: \$1,468,000 Method: Sold Before Auction Date: 18/02/2019 Rooms: 4 Property Type: House (Res) Land Size: 210 sqm approx Agent Comments

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