

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,178,000

House

X

Unit

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	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.



 3  1  0

Rooms:

Property Type: House (Res)

Land Size: 296 sqm approx

Agent Comments

Comparable Properties



65 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

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

 3  2  -

Price: \$1,470,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: House



27 Chomley St PRAHRAN 3181 (REI)

Agent Comments

 3  1  -

Price: \$1,468,000

Method: Sold Before Auction

Date: 18/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 210 sqm approx