

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	15/91 Hotham Street, Balaclava Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$440,000	&	\$480,000

Median sale price

Median price	\$625,000	Hou	se	Unit	Х	Subur	Balaclava
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

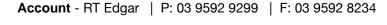
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/13 Cardigan St ST KILDA EAST 3183	\$490,000	31/08/2019
2	2/176 Inkerman St ST KILDA EAST 3183	\$468,000	10/04/2019
3	3/38 The Avenue BALACLAVA 3183	\$455,000	18/04/2019

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.







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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$440,000 - \$480,000 Median Unit Price June quarter 2019: \$625,000

Comparable Properties



4/13 Cardigan St ST KILDA EAST 3183 (REI)

• 4 **A**

Price: \$490,000 **Method:** Auction Sale **Date:** 31/08/2019

Rooms: -

Property Type: Apartment

Agent Comments



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Method: Sold Before Auction

Date: 10/04/2019

Price: \$468,000

Rooms: -

Property Type: Apartment

Agent Comments



3/38 The Avenue BALACLAVA 3183 (REI/VG)

L 2 **L** 1 **A** 1

Price: \$455,000 Method: Private Sale Date: 18/04/2019 Rooms: 3

Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234





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