

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

4/169 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$588,000 Property Type Unit Suburb Balaclava

Period - From 01/01/2023 to 31/12/2023 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	9/142 Alma Rd ST KILDA EAST 3183	\$660,000	06/02/2024
2	6/1 Lansdowne Rd ST KILDA EAST 3183	\$629,000	28/11/2023
3	8/16 The Avenue BALACLAVA 3183	\$620,000	16/01/2024

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:

20/02/2024 17:14



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2023: \$588,000

Comparable Properties



9/142 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



6/1 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$629,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment



8/16 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment