

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

4/151 HOTHAM STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

2/27 SYCAMORE GROVE BALACLAVA VIC 3183	\$425,000	20-Nov-22
208/160 HOTHAM STREET ST KILDA EAST VIC 3183	\$402,000	30-Nov-22
3/1 HARTPURY AVENUE ELWOOD VIC 3184	\$411,600	19-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 18 May 2023



**2/27 SYCAMORE GROVE
BALACLAVA VIC 3183**

 1  1  1

Sold Price **\$425,000** Sold Date **20-Nov-22**

Distance **0.15km**



**208/160 HOTHAM STREET ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price **\$402,000** Sold Date **30-Nov-22**

Distance **0.29km**



**3/1 HARTPURY AVENUE ELWOOD
VIC 3184**

 1  1  1

Sold Price **\$411,600** Sold Date **19-Dec-22**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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