

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 2/89 Hotham Street Balaclava

Indicative selling price

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

\$550,000 - \$580,000

Median Unit Sale Price

\$520,000

Suburb or Locality

Balaclava

Period From

October 2016 – September 2017 (Source: CoreLogic)

Comparable property sales

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	5/310 Inkerman Street St Kilda East	\$585,000	24 th March 2017
2	3/102 Westbury Street Balaclava	\$576,500	2 nd April 2017
3	3/10-12 Blenheim Street Balaclava	\$571,500	12 th August 2017