

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

11/77 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

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2020

to

31 Aug 2021

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

8/20 Cardigan Street St Kilda East VIC 3183	\$375,000	25-May-21
38/5-9 Fulton Street St Kilda East VIC 3183	\$350,000	12-Jul-21
5-9 Fulton Street St Kilda East VIC 3183	\$361,250	01-Jun-21

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: 21 September 2021

McGrath St Kilda

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8/20 Cardigan Street St Kilda East VIC 3183

1
 1
 1

Sold Price

\$375,000

Sold Date

25-May-21

Distance

0.32km

38/5-9 Fulton Street St Kilda East VIC 3183

1
 1
 1

Sold Price

\$350,000

Sold Date

12-Jul-21

Distance

0.64km

5-9 Fulton Street St Kilda East VIC 3183

1
 1
 1

Sold Price

^{RS} **\$361,250** ^{UN}

Sold Date

01-Jun-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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