

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

9/75 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$320,000

&

\$340,000

Median sale price

Median price \$620,000

House

Unit

X

Suburb

Balaclava

Period - From 01/07/2018

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.

	Address of comparable property	Price	Date of sale
1	7/52 Alma Road, St Kilda, Vic 3182, Australia	\$320,000	26/06/2019
2	6/26 The Avenue , Balaclava, Vic 3183, Australia	\$322,000	21/05/2019
3	3/82 Grosvenor Street, Balaclava, Vic 3183, Australia	\$340,000	23/03/2019

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.



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$340,000

Median Unit Price

Year ending June 2019: \$620,000

Comparable Properties

7/52 Alma Road, St Kilda, Vic 3182, Australia (REI)

Agent Comments

 1  1  1

Price: \$320,000

Method:

Date: 26/06/2019

Rooms: -

Property Type: Apartment

6/26 The Avenue , Balaclava, Vic 3183, Australia (REI)

Agent Comments

 1  1  -

Price: \$322,000

Method:

Date: 21/05/2019

Rooms: -

Property Type: Apartment

3/82 Grosvenor Street, Balaclava, Vic 3183, Australia (REI)

Agent Comments

 1  1  1

Price: \$340,000

Method:

Date: 23/03/2019

Rooms: -

Property Type: Apartment