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

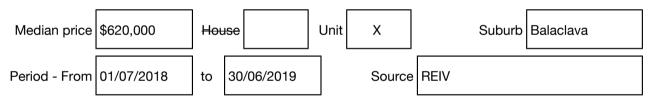
s 9/75 Hotham Street, Balaclava Vic 3183 d e

Indicative selling price

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

Range between	\$320,000	&	\$340,000

Median sale price



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.

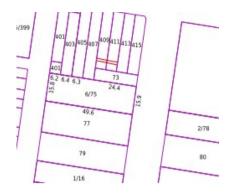
Account - hockingstuart | P: 03 9557 7733

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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
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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	

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