

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 8/169 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$588,000 Property Type Unit Suburb Balaclava

Period - From 01/04/2023 to 31/03/2024 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	5/117 Westbury St BALACLAVA 3183	\$933,000	03/12/2023
2	6/29 Dickens St ELWOOD 3184	\$905,000	02/03/2024
3	2/11 Gordon Av ELWOOD 3184	\$900,000	14/12/2023

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.~~

This Statement of Information was prepared on: 02/05/2024 08:54



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median Unit Price

Year ending March 2024: \$588,000

Comparable Properties



5/117 Westbury St BALACLAVA 3183 (REI/VG) **Agent Comments**

3 1 1

Price: \$933,000

Method: Auction Sale

Date: 03/12/2023

Property Type: Apartment



6/29 Dickens St ELWOOD 3184 (REI) **Agent Comments**

3 1 1

Price: \$905,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



2/11 Gordon Av ELWOOD 3184 (REI/VG) **Agent Comments**

3 1 1

Price: \$900,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336