

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

4/1a Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2021

to

31/03/2021

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	12/18-20 Charnwood Rd ST KILDA 3182	\$644,000	15/05/2021
2	5/14a Chapel St ST KILDA 3182	\$655,000	01/05/2021
3	1/36 Burnett St ST KILDA 3182	\$660,000	01/04/2021

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:

24/06/2021 13:31



Rooms: 3
Property Type: Apartment
Land Size: 84 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
March quarter 2021: \$666,000

Comparable Properties



12/18-20 Charnwood Rd ST KILDA 3182 (REI) **Agent Comments**



Price: \$644,000
Method: Auction Sale
Date: 15/05/2021
Rooms: 3
Property Type: Apartment



5/14a Chapel St ST KILDA 3182 (REI) **Agent Comments**



Price: \$655,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Apartment



1/36 Burnett St ST KILDA 3182 (REI) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 01/04/2021
Property Type: Apartment