

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

1 Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Balaclava

Period - From 01/07/2016

to

30/06/2017

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	11 Bailey Av ST KILDA EAST 3183	\$1,592,000	04/06/2017
2	8 Jervois St ST KILDA EAST 3183	\$1,470,000	23/08/2017
3	21 Main St ELSTERNWICK 3185	\$1,465,000	20/05/2017

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 Hawsleigh Avenue, Balaclava Vic 3183



Daniel Ashton
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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending June 2017: \$1,450,000



3 1 0

Rooms:

Property Type: House (Res)

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



11 Bailey Av ST KILDA EAST 3183 (REI)

3 2 1

Price: \$1,592,000

Method: Auction Sale

Date: 04/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Similar size house. Has 2nd bathroom and parking. Smaller land 263sqm approx.



8 Jervois St ST KILDA EAST 3183 (REI)

3 1 1

Price: \$1,470,000

Method: Private Sale

Date: 23/08/2017

Rooms: 5

Property Type: House - Semi-detached

Land Size: 250 sqm approx

Agent Comments

Similar size house. Smaller land.



21 Main St ELSTERNWICK 3185 (REI)

3 1 -

Price: \$1,465,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

Similar size house. Smaller land. No parking.