

## 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

9/2B HAWSLEIGH AVENUE BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

7/101 ALMA ROAD ST KILDA EAST VIC 3183	\$610,000	13-Jul-24
11/59 CARLISLE STREET ST KILDA VIC 3182	\$615,000	17-Sep-24
5/70 BARKLY STREET ST KILDA VIC 3182	\$600,000	24-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 08 October 2024

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**7/101 ALMA ROAD ST KILDA EAST** Sold Price **\$610,000** Sold Date **13-Jul-24**  
**VIC 3183**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.9km**



**11/59 CARLISLE STREET ST KILDA** Sold Price <sup>RS</sup> **\$615,000** Sold Date **17-Sep-24**  
**VIC 3182**  
 🛏️ 2 🚿 1 🚗 1 Distance **1.26km**



**5/70 BARKLY STREET ST KILDA** Sold Price **\$600,000** Sold Date **24-Jun-24**  
**VIC 3182**  
 🛏️ 2 🚿 1 🚗 1 Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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