## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Property offered for sale								
Address Including suburb and postcode		Hotham Street, Balaclava Vic 3183						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$480,000			& \$528,000					
Median sale price*								
Median price	Pro	Property Type Sub			Suburb	Balaclava		
Period - From				Source				
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						Pı	ice	Date of sale
1 1/11 Fulton St ST KILDA EAST 3183						\$5	515,000	02/06/2023
2 4/208 Inkerman St ST KILDA EAST 3183						\$5	505,000	09/09/2023
3 8/132 Alexandra St ST KILDA EAST 3183						\$5	500,000	20/09/2023
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: 08/11/2023 15:55								
* When this Statement of Information was prepared, publicly available information providing median sale								



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$480,000 - \$528,000 No median price available

## Comparable Properties



1/11 Fulton St ST KILDA EAST 3183 (REI/VG)

2 - 1

Price: \$515,000 Method: Private Sale Date: 02/06/2023 Property Type: Unit

Agent Comments



4/208 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments

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**Price:** \$505,000 **Method:** Auction Sale **Date:** 09/09/2023

Property Type: Apartment



8/132 Alexandra St ST KILDA EAST 3183 (REI) Agent Comments

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Method: Sold Before Auction

Date: 20/09/2023

Price: \$500.000

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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