

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

27/99 HOTHAM STREET BALACLAVA VIC 3183

Indicative selling price

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

Single Price

or range
between

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2023

to

31 Mar 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

6/1 HAMMERDALE AVENUE ST KILDA EAST VIC 3183	\$880,000	24-Feb-24
6/314 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$880,000	25-Feb-24
1/384 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$875,000	29-Oct-23

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: 04 April 2024



**6/1 HAMMERDALE AVENUE ST
KILDA EAST VIC 3183**

Sold Price

^{RS}

\$880,000

Sold Date **24-Feb-24**

 2  2  1

Distance **0.75km**



**6/314 ORRONG ROAD CAULFIELD
NORTH VIC 3161**

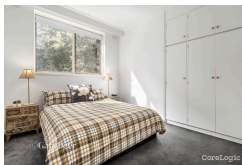
Sold Price

\$880,000

Sold Date **25-Feb-24**

 2  2  1

Distance **0.99km**



**1/384 ORRONG ROAD CAULFIELD
NORTH VIC 3161**

Sold Price

\$875,000

Sold Date **29-Oct-23**

 2  2  1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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