

# 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

2D Bothwell Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Balaclava

Period - From 17/10/2022 to 16/10/2023 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	501/10 Martin St ST KILDA 3182	\$1,100,000	03/08/2023
2	197a Hotham St RIPPONLEA 3185	\$1,080,000	04/09/2023
3	4/2 Tennyson St ST KILDA 3182	\$1,055,000	06/09/2023

**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:

17/10/2023 16:15



3   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

17/10/2022 - 16/10/2023: \$1,500,000

## Comparable Properties



**501/10 Martin St ST KILDA 3182 (VG)**

Agent Comments

3   
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**Price:** \$1,100,000

**Method:** Sale

**Date:** 03/08/2023

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**197a Hotham St RIPPONLEA 3185 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Townhouse (Single)



**4/2 Tennyson St ST KILDA 3182 (REI)**

Agent Comments

3   
 1   
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**Price:** \$1,055,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** Unit

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372