## 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	2D Bothwell Street, Balaclava Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,500,000	Pro	perty 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.

Ad	dress 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





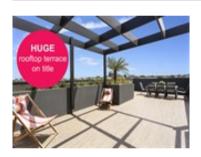




Property Type: House **Agent Comments** 

**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)





Price: \$1,100,000 Method: Sale Date: 03/08/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments** 



197a Hotham St RIPPONLEA 3185 (REI)







Price: \$1,080,000 Method: Private Sale Date: 04/09/2023

Property Type: Townhouse (Single)

Agent Comments



4/2 Tennyson St ST KILDA 3182 (REI)





Price: \$1,055,000

Method: Sold Before Auction

Date: 06/09/2023 Property Type: Unit Agent Comments

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



