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

3/163 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between | $850,000 | & | $900,000

Median sale price

| Median price | $588,000 | Property Type | Unit | Suburb | Balaclava |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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	4/354 Dandenong Rd ST KILDA EAST 3183	$930,000	28/04/2024
2	17/185 Barkly St ST KILDA 3182	$902,000	06/02/2024
3	7/12 Shelley St ELWOOD 3184	$870,000	06/12/2023

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: 14/05/2024 16:40

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🛏 2   🛁 2   🚗 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending March 2024: $588,000

Comparable Properties

4/354 Dandenong Rd ST KILDA EAST 3183 (REI)

🛏 2   🛁 2   🚗 1

Price: $930,000
Method: Sold Before Auction
Date: 28/04/2024
Property Type: Townhouse (Res)

Agent Comments

17/185 Barkly St ST KILDA 3182 (REI/VG)

🛏 2   🛁 2   🚗 2

Price: $902,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: Unit

Agent Comments

7/12 Shelley St ELWOOD 3184 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $870,000
Method: Expression of Interest
Date: 06/12/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Lynchs Real Estate | P: 03 9555 1911