Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/169 Hotham Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$870,000		&		\$950,000			
Median sale p	rice							
Median price	\$588,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/117 Westbury St BALACLAVA 3183	\$933,000	03/12/2023
2	6/29 Dickens St ELWOOD 3184	\$905,000	02/03/2024
3	2/11 Gordon Av ELWOOD 3184	\$900,000	14/12/2023

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:

02/05/2024 08:54







Property Type: Apartment Agent Comments

Indicative Selling Price \$870,000 - \$950,000 **Median Unit Price** Year ending March 2024: \$588,000

Comparable Properties



5/117 Westbury St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$933,000 Method: Auction Sale Date: 03/12/2023 Property Type: Apartment



6/29 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$905,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

2/11 Gordon Av ELWOOD 3184 (REI/VG)



Agent Comments



Price: \$900.000 Method: Sold Before Auction Date: 14/12/2023 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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