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

125 Hotham Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,850,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hous	se		Suburb	Balaclava
Period - From	01/10/2022	to	30/09/2023		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	12 Loch Av ST KILDA EAST 3183	\$1,985,000	22/10/2023
2	41 Downshire Rd ELSTERNWICK 3185	\$1,960,000	07/10/2023
3	7 Westbury Gr ST KILDA EAST 3183	\$1,955,000	26/08/2023

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:

30/10/2023 14:15









Property Type: House **Land Size:** 593 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price Year ending September 2023: \$1,500,000

Comparable Properties



12 Loch Av ST KILDA EAST 3183 (REI)



Price: \$1,985,000 Method: Auction Sale Date: 22/10/2023 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments



41 Downshire Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$1,960,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 265 sqm approx

7 Westbury Gr ST KILDA EAST 3183 (REI)



Agent Comments

Price: \$1,955,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 596 sqm approx

Account - Cayzer | P: 03 9699 5999



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