Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Hawsleigh Avenue, Balaclava

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	$1,500,000	&	$1,620,000

Median sale price

Median price	$1,658,000	Property type	House	Suburb	Balaclava
Period - From	01/01/2024	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
22 Godfrey Avenue, St Kilda East	$1,555,000	23/03/2024
2 Grosvenor Street, Balaclava	$1,535,000	14/02/2024
16 Fern Avenue, Windsor	$1,635,000	04/05/2024

This Statement of Information was prepared on: 20/06/2024