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<br>Including suburb and postcode | 2/81 Hotham Street, Balaclava Vic 3183 |

## Indicative selling price

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

Single price $675,000

## Median sale price

Median price $565,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2023 to 30/09/2024 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 | 1/10 Wilgah St ST KILDA EAST 3183 | $689,000 | 28/07/2024 |
| 2 | 4/81 Hotham St ST KILDA EAST 3183 | $715,000 | 26/06/2024 |
| 3 | 3/102 Westbury St BALACLAVA 3183 | $675,000 | 16/06/2024 |

**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: 21/10/2024 11:02

# 2/81 Hotham Street, Balaclava Vic 3183



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$675,000
**Median Unit Price**
Year ending September 2024: $565,000

## Comparable Properties



**1/10 Wilgah St ST KILDA EAST 3183 (REI/VG)**

2 1 1

**Price:** $689,000
**Method:** Auction Sale
**Date:** 28/07/2024
**Property Type:** Apartment

Agent Comments



**4/81 Hotham St ST KILDA EAST 3183 (REI)**

2 1 1

**Price:** $715,000
**Method:** Sold Before Auction
**Date:** 26/06/2024
**Property Type:** Unit

Agent Comments



**3/102 Westbury St BALACLAVA 3183 (REI/VG)**

2 1 1

**Price:** $675,000
**Method:** Auction Sale
**Date:** 16/06/2024
**Property Type:** Apartment

Agent Comments

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

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