hockingstuart

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

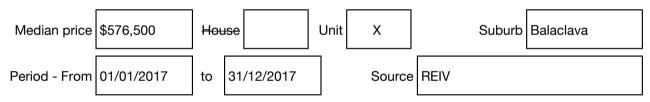
4/21 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Single price \$342,000

Median sale price



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	2/24 The Avenue WINDSOR 3181	\$327,000	28/11/2017
2	13/45 Alma Rd ST KILDA 3182	\$310,000	25/10/2017
3	6/133 Alma Rd ST KILDA EAST 3183	\$305,000	13/11/2017

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.

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$342,000 Median Unit Price Year ending December 2017: \$576,500

Comparable Properties



Price: \$327,000 Method: Private Sale Date: 28/11/2017 Rooms: 2 Property Type: Apartment

1

13/45 Alma Rd ST KILDA 3182 (REI/VG)

2/24 The Avenue WINDSOR 3181 (REI/VG)

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Price: \$310,000 Method: Auction Sale Date: 25/10/2017 Rooms: 2 Property Type: Apartment



6/133 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$305,000 Method: Private Sale Date: 13/11/2017 Rooms: 2 Property Type: Apartment

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Agent Comments

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