

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Hawsleigh Avenue Balaclava VIC 3183

4 1 3

Indicative Selling Price

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

Single Price \$2,250,000

Median Sale Price

\$1,391,000 Houses in Balaclava between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 Rockbrook Road St Kilda East VIC Sold Price **\$2,200,000** Sold Date **07-Jun-18**
 5 3 2 Distance **0.43km**



2 Hartpur Avenue Elwood VIC Sold Price **\$2,100,000** Sold Date **01-Jun-18**
 3 2 2 Distance **0.9km**



15 Villiers Street Elsternwick VIC Sold Price **\$2,405,000** Sold Date **22-Sep-18**
 4 2 2 Distance **1.34km**

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