

# 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

6/13 Blenheim Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,311,000 Property Type House Suburb Balaclava

Period - From 01/10/2020 to 31/12/2020 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	2b Keats St ELWOOD 3184	\$1,350,000	16/10/2020
2	3/130 Tennyson St ELWOOD 3184	\$1,300,000	20/01/2021
3	13a Sebastopol St ST KILDA EAST 3183	\$1,250,000	07/10/2020

**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:

17/02/2021 11:07

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2020: \$1,311,000



3 2 2

**Property Type:** House - Attached

House N.E.C.

**Agent Comments**

Offering an outstanding lifestyle, this boutique new architecturally designed development comprises just 6 town residences. Located only a few steps from vibrant Carlisle Street, the property has been designed with the latest creature comforts.

## Comparable Properties



**2b Keats St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 16/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



**3/130 Tennyson St ELWOOD 3184 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Townhouse (Single)



**13a Sebastopol St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 07/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 128 sqm approx