Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/13 Blenheim Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,311,000	Pro	operty Type	Hou	se		Suburb	Balaclava
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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:

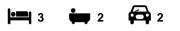
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Jesse Raeburn 03 8578 0388 0429 193 978





Property Type: House - Attached House N.E.C.

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2020: \$1,311,000

jesseraeburn@theagency.com.au

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)



Price: \$1,350,000 Method: Private Sale Date: 16/10/2020 Property Type: Townhouse (Res) Land Size: 145 sqm approx Agent Comments

Agent Comments



3/130 Tennyson St ELWOOD 3184 (REI)

Price: \$1,300,000 Method: Private Sale Date: 20/01/2021 Property Type: Townhouse (Single)



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

T 3183Agent Comments

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Price: \$1,250,000 Method: Sold Before Auction Date: 07/10/2020 Property Type: Townhouse (Res) Land Size: 128 sqm approx

Account - The Agency Albert Park | P: 03 8578 0388





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.