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

4/28 Blenheim Street, Balaclava Vic 3183

Indicative selling price

	For the meaning	of this pri	ce see cor	sumer.vic.gov	.au/underquoting
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Single price \$650,000

Median sale price

Median price	\$651,000	Pro	perty Type Unit	:	Suburb	Balaclava
Period - From	01/04/2022	to	30/06/2022	Source	ce 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.

Ado	dress of comparable property	Price	Date of sale
1	7/106 Westbury St BALACLAVA 3183	\$655,000	28/05/2022
2	16/8 Westbury St ST KILDA EAST 3183	\$655,000	30/04/2022
3	1/44 Gourlay St BALACLAVA 3183	\$651,000	09/04/2022

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:

14/09/2022 11:32







Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 **Median Unit Price** June quarter 2022: \$651,000

Comparable Properties

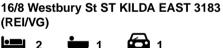


7/106 Westbury St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$655,000 Method: Auction Sale Date: 28/05/2022 Property Type: Unit





Agent Comments



Price: \$655,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit Land Size: 74 sqm approx



1/44 Gourlay St BALACLAVA 3183 (REI/VG)



Price: \$651,000 Method: Auction Sale Date: 09/04/2022 Property Type: Apartment Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388



propertydata

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