# 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

4/5 Blenheim Street, Balaclava Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$595,000		&		\$650,000	)				
Median sale pi	rice									
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Balaclava		
Period - From	01/07/2018	to	30/06/2019		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	107/356 Carlisle St BALACLAVA 3183	\$630,000	19/05/2019
2	3/21 Waterloo Cr ST KILDA 3182	\$621,000	03/08/2019
3	204D/8 Blanche St ST KILDA 3182	\$607,500	11/05/2019

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:

16/09/2019 10:36







**Property Type:** Townhouse (Res) Agent Comments 9528 8888 0411 600 488 nlazaridou@wilsonagents.com.au

Indicative Selling Price \$595,000 - \$650,000 Median Unit Price Year ending June 2019: \$620,000

# **Comparable Properties**



107/356 Carlisle St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$630,000 Method: Private Sale Date: 19/05/2019 Rooms: 3 Property Type: Apartment



3/21 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

Agent Comments



Price: \$621,000 Method: Auction Sale Date: 03/08/2019 Property Type: Apartment



204D/8 Blanche St ST KILDA 3182 (REI/VG)



Price: \$607,500 Method: Auction Sale Date: 11/05/2019 Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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.