

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 between \$595,000 & \$650,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Balaclava

Period - From 01/07/2018

to 30/06/2019

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	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

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



Price: \$621,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Apartment



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

Agent Comments



Price: \$607,500

Method: Auction Sale

Date: 11/05/2019

Property Type: Apartment