Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
----------	---------	-------	-----

Address	6/31 Blenheim Street, Balaclava Vic 3183
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$335,000	&	\$350,000
3 - 1 - 1	· ,		* ,

Median sale price

Median price	\$565,000	Pro	perty Type	Jnit		Suburb	Balaclava
Period - From	07/10/2023	to	06/10/2024	9	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

	aress of comparable property	1 1100	Date of Sale
1	8/134 Brighton Rd RIPPONLEA 3185	\$355,000	25/09/2024
2	18/15 Cardigan St ST KILDA EAST 3183	\$345,000	11/09/2024
3	5/32 Crimea St ST KILDA 3182	\$370,000	27/07/2024

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:	07/10/2024 11:17
--	------------------



Date of sale









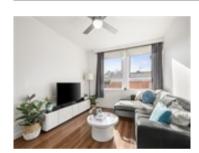
Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$335,000 - \$350,000 **Median Unit Price** 07/10/2023 - 06/10/2024: \$565,000

Comparable Properties



8/134 Brighton Rd RIPPONLEA 3185 (REI)







Price: \$355,000 Method: Private Sale Date: 25/09/2024

Property Type: Apartment

Agent Comments



18/15 Cardigan St ST KILDA EAST 3183 (REI)

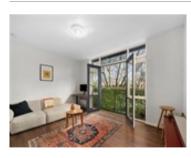






Price: \$345,000 Method: Private Sale Date: 11/09/2024

Property Type: Apartment Land Size: 50 sqm approx **Agent Comments**



5/32 Crimea St ST KILDA 3182 (REI/VG)

--1





Price: \$370,000 Method: Auction Sale Date: 27/07/2024 Property Type: Unit

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



