

# 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 6/31 Blenheim Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$335,000 & \$350,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Balaclava

Period - From 07/10/2023 to 06/10/2024 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	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



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**Property Type:** Apartment

Agent Comments

**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)

Agent Comments

 1  1  1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** Apartment



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

Agent Comments

 1  1  1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 11/09/2024

**Property Type:** Apartment

**Land Size:** 50 sqm approx



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

Agent Comments

 1  1  1

**Price:** \$370,000

**Method:** Auction Sale

**Date:** 27/07/2024

**Property Type:** Unit