

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

43 BLENHEIM STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,531,250

Property type

House

Suburb

Balaclava

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

20 LINTON STREET BALACLAVA VIC 3183	\$1,750,000	18-Sep-23
47 RAGLAN STREET ST KILDA EAST VIC 3183	\$1,745,000	20-May-23
7 MASON AVENUE ELWOOD VIC 3184	\$1,844,000	01-Nov-23

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 6 months.~~

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Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au

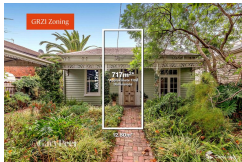


**20 LINTON STREET BALACLAVA
VIC 3183**

3 2 1

Sold Price **\$1,750,000** Sold Date **18-Sep-23**

Distance **0.2km**



**47 RAGLAN STREET ST KILDA
EAST VIC 3183**

3 1 2

Sold Price **\$1,745,000** Sold Date **20-May-23**

Distance **0.38km**



**7 MASON AVENUE ELWOOD VIC
3184**

3 1 -

Sold Price ^{RS} **\$1,844,000** Sold Date **01-Nov-23**

Distance **0.93km**

RS = Recent sale **UN** = Undisclosed Sale

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