

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

4/21 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2023

to

30 Sep 2024

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


7/52 ALMA ROAD ST KILDA VIC 3182	\$295,000	27-May-24
4/83 WESTBURY STREET ST KILDA EAST VIC 3183	\$310,000	17-Jun-24
4/25 BRIGHTON ROAD ST KILDA VIC 3182	\$315,000	26-May-24

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.

This Statement of Information was prepared on: 25 October 2024


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7/52 ALMA ROAD ST KILDA VIC 3182 Sold Price **\$295,000** Sold Date **27-May-24**

Distance **0.95km**

1
 1
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4/83 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$310,000** Sold Date **17-Jun-24**

Distance **0.3km**

1
 1
 1



4/25 BRIGHTON ROAD ST KILDA VIC 3182 Sold Price **\$315,000** Sold Date **26-May-24**

Distance **0.67km**

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 1
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RS = Recent sale UN = Undisclosed Sale

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