

# 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

4/13 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 \$900,000

&

\$950,000

### Median sale price

Median price \$906,288

Property Type Townhouse

Suburb Balaclava

Period - From 06/10/2020

to

05/10/2021

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	5/31 The Avenue BALACLAVA 3183	\$910,000	26/04/2021
2	2/63 Hotham St ST KILDA EAST 3183	\$902,000	02/06/2021
3	2/1 Hammerdale Av ST KILDA EAST 3183	\$890,000	14/08/2021

**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:

06/10/2021 09:48

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median Townhouse Price**

06/10/2020 - 05/10/2021: \$906,288



2 2 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

Offering an outstanding lifestyle, this boutique architecturally designed development comprises just 6 town residences. Located only a few steps from vibrant Carlisle Street, the property has been designed with the latest creature comforts.

## Comparable Properties



**5/31 The Avenue BALACLAVA 3183 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$910,000

**Method:** Private Sale

**Date:** 26/04/2021

**Property Type:** Townhouse (Res)



**2/63 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$902,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Property Type:** Townhouse (Res)



**2/1 Hammerdale Av ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 1

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 14/08/2021

**Property Type:** Townhouse (Res)

**Account - The Agency Port Phillip** | P: 03 8578 0388