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	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$900,000		&		\$950,000				
Median sale price									
Median price	\$906,288	Pro	operty Type	Том	nhouse		Suburb	Balaclava	
Period - From	06/10/2020	to	05/10/2021		So	ource	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.

Ad	dress 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





Jesse Raeburn 03 8578 0388





Property Type: Strata Unit/Flat Agent Comments 0429 193 978 jesseraeburn@theagency.com.au Indicative Selling Price

\$900,000 - \$950,000 Median Townhouse Price 06/10/2020 - 05/10/2021: \$906,288

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



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



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



Price: \$890,000 Method: Auction Sale Date: 14/08/2021 Property Type: Townhouse (Res)

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





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