

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

5 Edward Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Balaclava

Period - From 01/01/2022

to 31/03/2022

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	11 Blenheim St BALACLAVA 3183	\$1,735,000	24/12/2021
2	34 Balston St BALACLAVA 3183	\$1,710,000	19/02/2022
3	44 Nightingale St BALACLAVA 3183	\$1,660,000	19/03/2022

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:

12/05/2022 11:00



3 2 1

Rooms: 6

Property Type: House

Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2022: \$1,760,000

Comparable Properties



11 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,735,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 302 sqm approx



34 Balston St BALACLAVA 3183 (REI)

Agent Comments

4 3 1

Price: \$1,710,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 233 sqm approx



44 Nightingale St BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,660,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 224 sqm approx

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