

## 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

2/31 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Dec 2022

to

30 Nov 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

2/55 ELM GROVE BALACLAVA VIC 3183	615000	28-Aug-23
4/38 THE AVENUE BALACLAVA VIC 3183	595000	07-Oct-23
3/2 GOURLAY STREET BALACLAVA VIC 3183	580000	11-Oct-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.~~

This Statement of Information was prepared on: 16 December 2023

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**2/55 ELM GROVE BALACLAVA VIC 3183** Sold Price **615000** Sold Date **28-Aug-23**

2 1 1

Distance -



**4/38 THE AVENUE BALACLAVA VIC 3183** Sold Price **595000** Sold Date **07-Oct-23**

2 1 -

Distance -



**3/2 GOURLAY STREET BALACLAVA VIC 3183** Sold Price **580000** Sold Date **11-Oct-23**

2 1 -

Distance -

RS = Recent sale      UN = Undisclosed Sale

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