

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

1/10-12 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2020

to

31 Jan 2021

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

27/55-57 Hotham Street St Kilda East VIC 3183	\$540,000	16-May-10
3/77 Barkly Street St Kilda VIC 3182	\$700,000	16-May-20
2/55 Mitford Street Elwood VIC 3184	\$680,000	08-May-20

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.~~

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Amy Norbury
 M 0437727017
 E amynorbury@mcgrath.com.au



27/55-57 Hotham Street St Kilda East VIC 3183

Sold Price **\$540,000** Sold Date **16-May-10**

2 1 1

Distance **0.44km**



3/77 Barkly Street St Kilda VIC 3182

Sold Price **\$700,000** Sold Date **16-May-20**

2 1 1

Distance **1.25km**



2/55 Mitford Street Elwood VIC 3184

Sold Price **\$680,000** Sold Date **08-May-20**

2 1 1

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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