

# 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

3/13 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

\$720,000

&

\$780,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/07/2019

to

30/09/2019

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	5/2 Nelson St BALACLAVA 3183	\$775,000	25/09/2019
2	3/7 Wando Gr ST KILDA EAST 3183	\$765,000	13/06/2019
3	8/76 Carlisle St ST KILDA 3182	\$715,000	06/07/2019

**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:

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**Indicative Selling Price**

\$720,000 - \$780,000

**Median Unit Price**

September quarter 2019: \$540,000



 2  2  1

**Property Type:** Townhouse

**Land Size:** 78 sqm approx

Agent Comments

## Comparable Properties



**5/2 Nelson St BALACLAVA 3183 (REI)**

Agent Comments

 2  1  1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 25/09/2019

**Property Type:** Townhouse (Single)



**3/7 Wando Gr ST KILDA EAST 3183 (REI)**

Agent Comments

 2  2  1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 13/06/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)



**8/76 Carlisle St ST KILDA 3182 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Property Type:** Townhouse (Res)