Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/13 Blenheim Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$720,000		&		\$780,000					
Median sale pi	rice									
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Balaclava		
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Add	dress 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:

22/10/2019 10:42



THE AGENCY





Property Type: Townhouse Land Size: 78 sqm approx Agent Comments Jesse Raeburn 03 8578 0388 0429193978 jesseraeburn@theagency.com.au

Indicative Selling Price \$720,000 - \$780,000 Median Unit Price September quarter 2019: \$540,000

Comparable Properties



5/2 Nelson St BALACLAVA 3183 (REI)



Price: \$775,000 Method: Private Sale Date: 25/09/2019 Property Type: Townhouse (Single) Agent Comments



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

Agent Comments



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

Price: \$715,000 Method: Auction Sale Date: 06/07/2019 Property Type: Townhouse (Res)

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.