

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

2/28 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,875

Property type

Unit

Suburb

Balaclava

Period-from

01 Dec 2023

to

30 Nov 2024

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

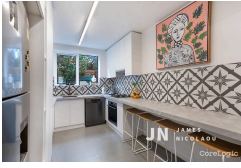
1/72 WESTBURY STREET ST KILDA EAST VIC 3183	\$680,000	23-Aug-24
1/23 CHAPEL STREET ST KILDA VIC 3182	\$686,000	25-Oct-24
1/140 HOTHAM STREET ST KILDA EAST VIC 3183	\$718,000	25-Jul-24

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: 07 December 2024

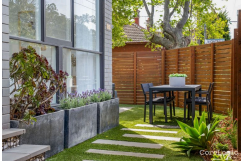
Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



1/72 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$680,000** Sold Date **23-Aug-24**

2 1 2

Distance **0.24km**



1/23 CHAPEL STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$686,000** ^{UN} Sold Date **25-Oct-24**

2 1 -

Distance **0.98km**



1/140 HOTHAM STREET ST KILDA EAST VIC 3183 Sold Price **\$718,000** Sold Date **25-Jul-24**

2 2 -

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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