

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

10/30 Blenheim Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Balaclava

Period - From 07/01/2019 to 06/01/2020 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	5/51 Gourlay St BALACLAVA 3183	\$600,000	17/10/2019
2	12/154 Alma Rd ST KILDA EAST 3183	\$588,000	17/08/2019
3	10/75 Hotham St BALACLAVA 3183	\$550,000	25/08/2019

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:

07/01/2020 14:23

10/30 Blenheim Street, Balaclava Vic 3183



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

07/01/2019 - 06/01/2020: \$610,000

Comparable Properties



5/51 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 17/10/2019

Property Type: Apartment

12/154 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$588,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment



10/75 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Auction Sale

Date: 25/08/2019

Rooms: 3

Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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.