

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

11 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,477,500 Property Type House Suburb Balaclava

Period - From 01/10/2020 to 30/09/2021 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	10 Nightingale St BALACLAVA 3183	\$1,700,000	30/10/2021
2	18a Fulton St ST KILDA EAST 3183	\$1,645,000	03/06/2021
3			

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:

19/11/2021 13:05



 3
  2
  2

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2021: \$1,477,500

Comparable Properties



10 Nightingale St BALACLAVA 3183 (REI)

Agent Comments

 2
  2
  1

Price: \$1,700,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)



18a Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

 3
  2
  2

Price: \$1,645,000

Method: Sold Before Auction

Date: 03/06/2021

Property Type: Townhouse (Res)

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.

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