

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

106/48 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$620,000 & \$630,000

Median sale price

Median price \$588,000 Property Type Unit Suburb Balaclava

Period - From 01/01/2023 to 31/12/2023 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	208/1 Mount St PRAHRAN 3181	\$640,000	05/01/2024
2	6/133 Brighton Rd ELWOOD 3184	\$635,000	03/01/2024
3	11/45 Wellington St ST KILDA 3182	\$633,000	14/02/2024

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:

21/02/2024 11:24



Property Type: Apartment

Agent Comments

Comparable Properties



208/1 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 05/01/2024

Property Type: Apartment



6/133 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 03/01/2024

Property Type: Apartment



11/45 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$633,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment