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

107/48 Blenheim Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$510,000		&		\$540,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/07/2024	to	30/09/2024		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	1404/6 St Kilda Rd ST KILDA 3182	\$525,000	18/10/2024
2	4/217 Brighton Rd ELWOOD 3184	\$540,000	26/09/2024
3	6/20 Carlisle Av BALACLAVA 3183	\$525,000	08/09/2024

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:

12/11/2024 10:05







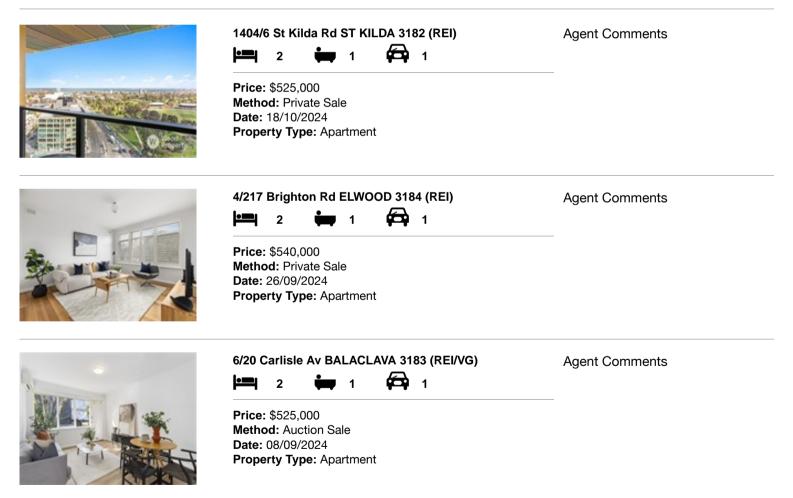


Property Type: Apartment Agent Comments

Sophie Carmichael 03 9829 2965 0456 421 065 sophie@melbournerealestate.com.au

> Indicative Selling Price \$510,000 - \$540,000 Median Unit Price September quarter 2024: \$550,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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