

# 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

204/48 Blenheim Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$580,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Balaclava

Period - From

16/09/2018

to

15/09/2019

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	31/151-153 Fitzroy St ST KILDA 3182	\$585,000	10/08/2019
2	308/6 Victoria St ST KILDA 3182	\$565,000	13/04/2019
3	302/6 Victoria St ST KILDA 3182	\$562,200	02/09/2019

**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:

16/09/2019 13:34



1   1   1

**Rooms:** 2  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$580,000  
**Median Unit Price**  
16/09/2018 - 15/09/2019: \$550,000

## Comparable Properties

31/151-153 Fitzroy St ST KILDA 3182 (VG)

**Agent Comments**

1   -   -

**Price:** \$585,000  
**Method:** Sale  
**Date:** 10/08/2019  
**Property Type:** Strata Unit/Flat



308/6 Victoria St ST KILDA 3182 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$565,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** 2  
**Property Type:** Apartment



302/6 Victoria St ST KILDA 3182 (REI)

**Agent Comments**

1   1   1

**Price:** \$562,200  
**Method:** Sold Before Auction  
**Date:** 02/09/2019  
**Property Type:** Unit