

## 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 4/21 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 \$342,000

#### Median sale price

Median price \$576,500 House Unit X Suburb Balaclava

Period - From 01/01/2017 to 31/12/2017 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 | 2/24 The Avenue WINDSOR 3181     | \$327,000 | 28/11/2017   |
| 2 | 13/45 Alma Rd ST KILDA 3182      | \$310,000 | 25/10/2017   |
| 3 | 6/133 Alma Rd ST KILDA EAST 3183 | \$305,000 | 13/11/2017   |

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$342,000  
**Median Unit Price**  
Year ending December 2017: \$576,500

## Comparable Properties



**2/24 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$327,000  
**Method:** Private Sale  
**Date:** 28/11/2017  
**Rooms:** 2  
**Property Type:** Apartment



**13/45 Alma Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$310,000  
**Method:** Auction Sale  
**Date:** 25/10/2017  
**Rooms:** 2  
**Property Type:** Apartment



**6/133 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

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**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 13/11/2017  
**Rooms:** 2  
**Property Type:** Apartment