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	41 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,437,500 Property Type House Suburb Balaclava

Period - From 01/04/2021 to 30/06/2021 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	39 Milton St ELWOOD 3184	$1,895,000	13/03/2021
2	11 King St ST KILDA EAST 3183	$1,870,000	06/04/2021
3	18 Wilgah St ST KILDA EAST 3183	$1,860,000	12/03/2021

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: 22/09/2021 16:05

41 Blenheim Street, Balaclava Vic 3183



4 2 0

Rooms: 5
Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
June quarter 2021: $1,437,500

Comparable Properties



39 Milton St ELWOOD 3184 (REI/VG)

3 1 -

Price: $1,895,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 297 sqm approx

Agent Comments



11 King St ST KILDA EAST 3183 (VG)

3 - -

Price: $1,870,000
Method: Sale
Date: 06/04/2021
Property Type: House - Attached House N.E.C.
Land Size: 142 sqm approx

Agent Comments



18 Wilgah St ST KILDA EAST 3183 (REI/VG)

3 2 1

Price: $1,860,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 274 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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