

## 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

2/31 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) (\*Delete single price or range as applicable)

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

3/2 GOURLAY STREET BALACLAVA VIC 3183	\$580,000	11-Oct-23
4/38 THE AVENUE BALACLAVA VIC 3183	\$595,000	07-Oct-23
2/55 ELM GROVE BALACLAVA VIC 3183	\$615,000	28-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 24 November 2023

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**3/2 GOURLAY STREET  
 BALACLAVA VIC 3183**

2 1 -

Sold Price **\$580,000** Sold Date **11-Oct-23**

Distance **0.48km**



**4/38 THE AVENUE BALACLAVA  
 VIC 3183**

2 1 -

Sold Price <sup>RS</sup> **\$595,000** Sold Date **07-Oct-23**

Distance **0.51km**



**2/55 ELM GROVE BALACLAVA VIC  
 3183**

2 1 1

Sold Price **\$615,000** Sold Date **28-Aug-23**

Distance **0.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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