

# 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

5/45 Nelson 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$648,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2021

to 31/03/2022

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	5/8 Pilley St ST KILDA EAST 3183	\$600,000	24/02/2022
2	22/167 Fitzroy St ST KILDA 3182	\$540,000	21/04/2022
3	102/95 Wellington St ST KILDA 3182	\$520,000	20/11/2021

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:

19/05/2022 12:26



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**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$500,000 - \$550,000  
**Median Unit Price**  
 Year ending March 2022: \$648,000

## Comparable Properties



5/8 Pilley St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2022  
**Property Type:** Unit



22/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 21/04/2022  
**Property Type:** Unit

102/95 Wellington St ST KILDA 3182 (VG)

Agent Comments

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**Price:** \$520,000  
**Method:** Sale  
**Date:** 20/11/2021  
**Property Type:** Subdivided Flat - Single OYO  
 Flat

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000