Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/22-24 Nelson Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	\$520,000		&		\$570,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	24/02/2019	to	23/02/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/146 Alma Rd ST KILDA EAST 3183	\$592,000	27/10/2019
2	6/60 Gourlay St BALACLAVA 3183	\$560,000	31/01/2020
3	7/327 Orrong Rd ST KILDA EAST 3183	\$545,000	07/11/2019

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:

24/02/2020 09:28









Property Type: Apartment Agent Comments

Indicative Selling Price \$520,000 - \$570,000 **Median Unit Price** 24/02/2019 - 23/02/2020: \$610,000

Comparable Properties



3/146 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$592,000 Method: Auction Sale Date: 27/10/2019 Rooms: 4 Property Type: Apartment

6/60 Gourlay St BALACLAVA 3183 (REI)

Agent Comments





Price: \$560,000 Method: Sold Before Auction Date: 31/01/2020 Property Type: Apartment

7/327 Orrong Rd ST KILDA EAST 3183 (REI/VG)

2 **601** 1

Price: \$545,000

Agent Comments



Method: Sold Before Auction Date: 07/11/2019 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.