

# 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

2/22-24 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

\$520,000

&

\$570,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Balaclava

Period - From

24/02/2019

to

23/02/2020

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	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



1   
 1   
 1

**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

2   
 1   
 1

**Price:** \$592,000

**Method:** Auction Sale

**Date:** 27/10/2019

**Rooms:** 4

**Property Type:** Apartment



**6/60 Gourlay St BALACLAVA 3183 (REI)**    Agent Comments

2   
 1   
 1

**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 31/01/2020

**Property Type:** Apartment



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

2   
 1   
 1

**Price:** \$545,000

**Method:** Sold Before Auction

**Date:** 07/11/2019

**Property Type:** Apartment