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<br>Including suburb and postcode | 1/45-47 Nelson Street Balaclava VIC 3183 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $700,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $600,000 | Property type | Unit | Suburb | Balaclava |
| Period-from | 01 May 2020 | to | 30 Apr 2021 | 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 |
|---|---|---|
| 204/65-67 Grosvenor Street Balaclava VIC 3183 | $721,500 | 16-Dec-20 |
| 1/93 Carlisle Street St Kilda VIC 3182 | $747,500 | 04-Nov-20 |
| 2/205-207 Hotham Street Ripponlea VIC 3185 | $790,000 | 15-Dec-20 |

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: 05 May 2021

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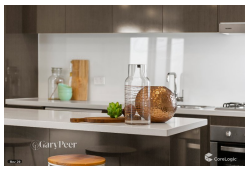
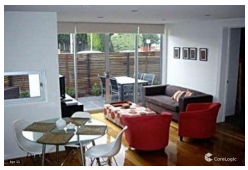


**204/65-67 Grosvenor Street Balaclava VIC 3183**

2 2 1

Sold Price **$721,500** Sold Date **16-Dec-20**

Distance **0.64km**



**1/93 Carlisle Street St Kilda VIC 3182**

2 2 1

Sold Price **$747,500** Sold Date **04-Nov-20**

Distance **0.66km**



**2/205-207 Hotham Street Ripponlea VIC 3185**

2 2 1

Sold Price **$790,000** Sold Date **15-Dec-20**

Distance **1.27km**

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

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