

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

31 Nightingale Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Balaclava

Period - From 01/01/2021

to 31/12/2021

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	48 Carlisle St ST KILDA 3182	\$1,400,000	23/02/2022
2	75 Regent St ELSTERNWICK 3185	\$1,380,000	09/12/2021
3			

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:

04/03/2022 10:41



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2021: \$1,550,000

Comparable Properties



48 Carlisle St ST KILDA 3182 (REI)

Agent Comments

 3  1  -

Price: \$1,400,000

Method: Sold Before Auction

Date: 23/02/2022

Property Type: House (Res)

Land Size: 202 sqm approx



75 Regent St ELSTERNWICK 3185 (REI)

Agent Comments

 3  1  -

Price: \$1,380,000

Method: Auction Sale

Date: 09/12/2021

Property Type: House (Res)

Land Size: 275 sqm approx

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.