## 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

1/31 Nelson Street, Balaclava Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$500,000	&	\$550,000				
Median sale price*							
Median price		Property Type	Suburb Balaclava				
Period - From		to	Source				

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	22/16a Chapel St ST KILDA 3182	\$550,000	19/02/2024
2	2/8 Marriott St ST KILDA 3182	\$525,000	27/03/2024
3	4/220 Alma Rd ST KILDA EAST 3183	\$512,000	28/04/2024

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:

04/06/2024 15:01

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$500,000 - \$550,000 No median price available

# **Comparable Properties**



22/16a Chapel St ST KILDA 3182 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 19/02/2024 Property Type: Apartment Agent Comments



2/8 Marriott St ST KILDA 3182 (REI/VG)

Agent Comments





Price: \$525,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

4/220 Alma Rd ST KILDA EAST 3183 (REI)



Agent Comments



Price: \$512.000 Method: Sold Before Auction Date: 28/04/2024 Property Type: Apartment

### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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