

**HOUSE Offered for Sale**

11 Nelson Street Balaclava VIC 3183

2 1 -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,135,000

**Median Sale Price**

\$1,252,500 Houses in Balaclava between Feb 2017 - Jan 2018

Source: CoreLogic

**Comparable Property Sales**

These are the 3 properties sold within 2 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.



**66 Alexandra Street St Kilda East  
VIC 3183**

2 1 1

Sold Price **\$1,107,000** Sold Date **31-Jan-18**

Distance **0.92km**



**33 Marlborough Street Balaclava  
VIC 3183**

2 1 1

Sold Price **\$1,170,000** Sold Date **07-Dec-17**

Distance **0.38km**



**4 Frampton Street St Kilda VIC 3182**

2 1 1

Sold Price **\$1,100,000** Sold Date **27-Sep-17**

Distance **0.77km**

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