

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

7/31 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/41 The Avenue Balaclava VIC 3183	\$730,000	16-Nov-21
10/71 Westbury Street St Kilda East VIC 3183	\$687,000	04-Sep-21
9/33 Hotham Street St Kilda East VIC 3183	\$687,000	02-Oct-21

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.~~

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2/41 The Avenue Balaclava VIC 3183

Sold Price

^{RS}

\$730,000

Sold Date

16-Nov-21

2 1 1

Distance

0.69km



10/71 Westbury Street St Kilda East VIC 3183

Sold Price

\$687,000

Sold Date

04-Sep-21

2 1 1

Distance

0.41km



9/33 Hotham Street St Kilda East VIC 3183

Sold Price

Sold Date

02-Oct-21

2 1 2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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