### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	9/45-47 Nelson Street, Balaclava Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$572,500	Pro	perty Type Uni	t		Suburb	Balaclava
Period - From	01/07/2023	to	30/06/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	8/90 Grey St ST KILDA 3182	\$680,000	27/08/2024
2	312/138 Glen Eira Rd ELSTERNWICK 3185	\$640,000	18/06/2024
3	25/220 Barkly St ST KILDA 3182	\$610,000	02/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2024 07:57
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**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** Year ending June 2024: \$572,500

## Comparable Properties



8/90 Grey St ST KILDA 3182 (REI)





**Agent Comments** 

Price: \$680,000 Method: Private Sale Date: 27/08/2024 Property Type: Unit



312/138 Glen Eira Rd ELSTERNWICK 3185

(REI/VG)





Price: \$640,000 Method: Private Sale Date: 18/06/2024

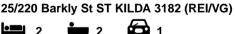
Property Type: Apartment

Agent Comments









Agent Comments

Price: \$610.000

Method: Sold Before Auction

Date: 02/05/2024 Property Type: Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



