

# 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 9/45-47 Nelson Street, Balaclava Vic 3183

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$572,500 Property Type Unit Suburb Balaclava

Period - From 01/07/2023 to 30/06/2024 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	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 comparable properties 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

2   2   1

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



312/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2   2   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** Apartment



25/220 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2   2   1

**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



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