

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

41a Nelson Street, Balaclava Vic 3183

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,627,000

Property Type

House

Suburb

Balaclava

Period - From

23/10/2021

to

22/10/2022

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	90a William St BALACLAVA 3183	\$1,670,000	04/05/2022
2			
3			

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:

23/10/2022 16:12

41a Nelson Street, Balaclava Vic 3183

Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$1,750,000

Median House Price

23/10/2021 - 22/10/2022: \$1,627,000



 3  2.5  2

Property Type: House

Agent Comments

Comparable Properties



90a William St BALACLAVA 3183 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,670,000

Method: Sold Before Auction

Date: 04/05/2022

Property Type: House (Res)

Land Size: 167 sqm approx

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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