

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

6 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Balaclava

Period-from

01 Jun 2020

to

31 May 2021

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

14A Linton Street Balaclava VIC 3183	\$1,130,000	21-Jan-21
15 Chusan Street Balaclava VIC 3183	\$1,060,000	02-Apr-21
4 Lynott Street St Kilda VIC 3182	\$1,150,000	24-Apr-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.~~

This Statement of Information was prepared on: 24 June 2021

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14A Linton Street Balaclava VIC 3183

Sold Price **\$1,130,000** Sold Date **21-Jan-21**

2 1 1

Distance **0.1km**



15 Chusan Street Balaclava VIC 3183

Sold Price **\$1,060,000** Sold Date **02-Apr-21**

2 1 -

Distance **0.45km**



4 Lynott Street St Kilda VIC 3182

Sold Price ^{RS} **\$1,150,000** Sold Date **24-Apr-21**

2 1 -

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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