

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

25 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

\$1,900,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Balaclava

Period-from

01 Mar 2023

to

29 Feb 2024

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

18 MALAKOFF STREET ST KILDA EAST VIC 3183	\$1,870,000	29-Nov-23
14B LOCH AVENUE ST KILDA EAST VIC 3183	\$2,085,000	29-Sep-23
317 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$2,050,000	18-Nov-23

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: 21 March 2024

McGrath St Kilda

M 0433896337

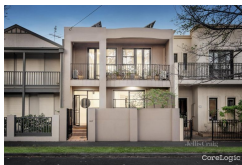
E shannonkelly@mcgrath.com.au

**18 MALAKOFF STREET ST KILDA
EAST VIC 3183**Sold Price ^{RS} **\$1,870,000** ^{UN} Sold Date **29-Nov-23**

3 2 -

Distance **0.45km****14B LOCH AVENUE ST KILDA EAST
VIC 3183**Sold Price **\$2,085,000** Sold Date **29-Sep-23**

3 3 1

Distance **1.45km****317 CANTERBURY ROAD ST KILDA
WEST VIC 3182**Sold Price **\$2,050,000** Sold Date **18-Nov-23**

3 2 2

Distance **2km****RS** = Recent sale**UN** = Undisclosed Sale

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