

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

3/22-24 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2023

to

31 Mar 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

30/126 CARLISLE STREET ST KILDA VIC 3182	\$496,000	06-Dec-23
1/105 GROSVENOR STREET BALACLAVA VIC 3183	\$480,000	08-Jan-24
713/163 FITZROY STREET ST KILDA VIC 3182	\$480,000	23-Sep-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: 02 April 2024

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**30/126 CARLISLE STREET ST
KILDA VIC 3182**

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Sold Price **\$496,000** Sold Date **06-Dec-23**Distance **0.47km****1/105 GROSVENOR STREET
BALACLAVA VIC 3183**

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Sold Price **\$480,000** Sold Date **08-Jan-24**Distance **0.77km****713/163 FITZROY STREET ST KILDA
VIC 3182**

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Sold Price Sold Date **23-Sep-23**Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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