

# 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

1/31 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)

Single price \$649,000

### Median sale price

Median price \$588,000

Property Type Unit

Suburb Balaclava

Period - From 01/01/2023

to 31/12/2023

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	9/142 Alma Rd ST KILDA EAST 3183	\$660,000	06/02/2024
2	15/6 Westbury St ST KILDA EAST 3183	\$640,000	08/10/2023
3	1/129-131 Argyle St ST KILDA 3182	\$638,000	18/10/2023

**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:

21/02/2024 11:21



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$649,000  
**Median Unit Price**  
Year ending December 2023: \$588,000

## Comparable Properties



9/142 Alma Rd ST KILDA EAST 3183 (REI)

**Agent Comments**

2   1   1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Apartment



15/6 Westbury St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 08/10/2023  
**Property Type:** Apartment



1/129-131 Argyle St ST KILDA 3182 (REI)

**Agent Comments**

2   1   1

**Price:** \$638,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2023  
**Property Type:** Unit