

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 13 Nightingale Street Balaclava

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,175,000 & \$1,275,000

Median sale price




Median price: \$1,193,000 House Suburb: Balaclava
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

Comparable property sales

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.



114 Alexandra St ST KILDA EAST


2  1  1 

This delightful Deco home impresses with its enticing character, modern conveniences & fantastic outdoor area. Enjoying a

Sold by Auction \$1,265,000
Date Sold May 2017
Land 240 SqM



38 Marlborough St BALACLAVA

3  1  

Start the family in space, downsize in a location to love, appreciate an investment close to everything... choose your

Sold by Private Sale \$1,270,000
Date Sold Mar 2017



20 Havelock St ST KILDA

3  1  1 

Clean up with this classic 3 bedroom double fronted timber Victorian in this hot to trot location. Excited about the

Sold by Auction \$1,271,000
Date Sold Feb 2017