



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000
Median House Price
Year ending March 2017: \$1,193,000

Comparable Properties



12/39 Balston St BALACLAVA 3183 (REI/VG) **Agent Comments**



Price: \$900,000
Method: Auction Sale
Date: 19/11/2016
Rooms: -
Property Type: Townhouse (Res)



4/21 Cardigan St ST KILDA EAST 3183 (REI/VG) **Agent Comments**



Price: \$867,500
Method: Auction Sale
Date: 10/12/2016
Rooms: 3
Property Type: Townhouse (Res)



8/42 Ruskin St ELWOOD 3184 (REI/VG) **Agent Comments**



Price: \$860,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 3
Property Type: Townhouse (Res)

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 2 Nelson Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000

Median sale price

Median price \$1,193,000

House X

Suburb Balaclava

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
12/39 Balston St BALACLAVA 3183	\$900,000	19/11/2016
4/21 Cardigan St ST KILDA EAST 3183	\$867,500	10/12/2016
8/42 Ruskin St ELWOOD 3184	\$860,000	10/12/2016