

HOUSE Offered for Sale

Section 47AF of the Estate Agents Act 1980

32 Nightingale Street Balaclava VIC 3183

3 2 1

Indicative Selling Price

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

Range between \$1,450,000 & \$1,550,000

Median Sale Price

\$1,391,000 Houses in Balaclava between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



202 Inkerman Street St Kilda East VIC 3183

3 2 -

Sold Price **\$1,550,000** Sold Date **11-Aug-18**

Distance **0.57km**



6 King Street St Kilda East VIC 3183

3 1 2

Sold Price **\$1,575,000** Sold Date **06-Jun-18**

Distance **0.7km**

5 Lambert Grove St Kilda East VIC 3183

3 2 1

Sold Price **\$1,545,000** Sold Date **16-Jun-18**

Distance **0.82km**

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