

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

Single Price \$1,595,000

Median Sale Price

\$1,224,250 Houses in Balaclava between 01 Dec 2017 - 30 Nov 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.



51 Pakington Street St Kilda VIC 3182

4 2 1

Sold Price **\$1,505,000** Sold Date **01-Dec-18**

Distance **0.53km**



202 Inkerman Street St Kilda East VIC 3183

3 2 -

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

Distance **0.57km**



23 Odessa Street St Kilda VIC 3182

3 2 1

Sold Price **\$1,580,000** Sold Date **18-Aug-18**

Distance **0.91km**

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