

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

2/356 Carlisle Street, Balaclava Vic 3183

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$588,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2023

to 31/03/2024

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	4/305 Carlisle St BALACLAVA 3183	\$590,000	09/03/2024
2	4/86 Grosvenor St BALACLAVA 3183	\$565,000	28/01/2024
3	1/340 Carlisle St BALACLAVA 3183	\$501,000	30/05/2024

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:

24/06/2024 11:12



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

Year ending March 2024: \$588,000

Comparable Properties



4/305 Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 09/03/2024

Property Type: Apartment



4/86 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 28/01/2024

Property Type: Apartment



1/340 Carlisle St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$501,000

Method: Sold Before Auction

Date: 30/05/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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