

# 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 Carlisle Avenue, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,025,000 & \$2,075,000

### Median sale price

Median price \$1,703,750 Property Type House Suburb Balaclava

Period - From 01/01/2021 to 31/03/2021 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	13 Westbury Gr ST KILDA EAST 3183	\$2,128,000	30/04/2021
2	22 Prahran Gr ELSTERNWICK 3185	\$2,075,000	28/02/2021
3			

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: 12/07/2021 14:18

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**Indicative Selling Price**

\$2,025,000 - \$2,075,000

**Median House Price**

March quarter 2021: \$1,703,750



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**13 Westbury Gr ST KILDA EAST 3183 (REI/VG)** Agent Comments



**Price:** \$2,128,000

**Method:** Expression of Interest

**Date:** 30/04/2021

**Property Type:** House (Res)

**Land Size:** 527 sqm approx



**22 Prahran Gr ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 28/02/2021

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

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.