

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

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

Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

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.