

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 7/340 Carlisle St, BALACLAVA 3183

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ or range between \$230,000 & \$250,000

## Median sale price

Median price \$627,500 Property type Unit Suburb Balaclava  
Period - From 01/04/2021 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 2/36 Waterloo Cr, ST KILDA 3182        | \$260,000 | 26/04/2021   |
| 2 9/104 Alexandra St, ST KILDA EAST 3183 | \$270,000 | 23/04/2021   |
| 3 8/104 Alexandra St, ST KILDA EAST 3183 | \$299,000 | 15/03/2021   |

This Statement of Information was prepared on: 24/06/2021