Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section	11 4 <i>1</i> AF (oi tile Estate A	genis Act 1900
Property offered for	sale					
Address Including suburb and postcode	7/23 Carlisle Avenue, Balaclava Vic 3183					
Indicative selling pri	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$400,	&	\$440,00	0			
Median sale price*						
Median price	ı	Property Type		Sul	burb Balaclava	
Period - From	to		Sc	ource		
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
1 227/135 Inkerman St ST KILDA 3182					\$440,000	07/12/2022
2 215/173 Barkly St ST KILDA 3182					\$439,000	14/11/2022
3 5/20 Duke St ST KILDA 3182					\$427,000	21/12/2022
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: 23/01/2023 14:31						
* When this Statement of Information was prepared, publicly available information providing median sale						



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







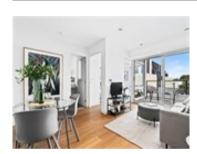




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 No median price available

Comparable Properties



227/135 Inkerman St ST KILDA 3182 (REI)



Price: \$440,000 Method: Private Sale Date: 07/12/2022

Property Type: Apartment

Agent Comments



215/173 Barkly St ST KILDA 3182 (REI/VG)





Price: \$439,000 Method: Private Sale Date: 14/11/2022

Property Type: Apartment

Agent Comments



5/20 Duke St ST KILDA 3182 (REI)





Price: \$427,000 Method: Private Sale Date: 21/12/2022

Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



