

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	8/305 Carlisle Avenue, Balaclava Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$370,000	&	\$400,000
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Median sale price

Median price	\$576,500	Hou	se	Unit	Х	Subu	rb Balaclava
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

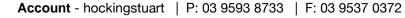
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	7/305 Carlisle St BALACLAVA 3183	\$400,000	11/10/2017
2	6/14 Inkerman St ST KILDA 3182	\$387,000	24/02/2018
3	3/27 Gourlay St BALACLAVA 3183	\$387,000	04/11/2017

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.







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hockingstuart





Rooms: Property Type: Agent Comments Indicative Selling Price \$370,000 - \$400,000 Median Unit Price Year ending December 2017: \$576,500

Comparable Properties



7/305 Carlisle St BALACLAVA 3183 (REI/VG)

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Price: \$400,000 Method: Private Sale Date: 11/10/2017 Rooms: -

Property Type: Apartment

Agent Comments



6/14 Inkerman St ST KILDA 3182 (REI)

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Price: \$387,000 Method: Auction Sale Date: 24/02/2018

Rooms: 2

Property Type: Apartment

Agent Comments



3/27 Gourlay St BALACLAVA 3183 (VG)

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Price: \$387,000 **Method:** Sale **Date:** 04/11/2017 **Rooms:** -

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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