

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 8/305 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$576,500 House Unit X Suburb 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.

	Address 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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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)

Agent Comments

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



6/14 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$387,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 2
Property Type: Apartment



3/27 Gourlay St BALACLAVA 3183 (VG)

Agent Comments

1 - -

Price: \$387,000
Method: Sale
Date: 04/11/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat