

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

12/311 CARLISLE STREET BALACLAVA VIC 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

1/17 IRVING AVENUE PRAHRAN VIC 3181	\$738,000	26-Aug-23
6/29 FULTON STREET ST KILDA EAST VIC 3183	\$740,000	19-Nov-23
14/17 IRVING AVENUE PRAHRAN VIC 3181	\$810,000	27-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 09 December 2023

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**1/17 IRVING AVENUE PRAHRAN
 VIC 3181**

3 1 1

Sold Price **\$738,000** Sold Date **26-Aug-23**

Distance **1.48km**



**6/29 FULTON STREET ST KILDA
 EAST VIC 3183**

3 1 2

Sold Price ^{RS} **\$740,000** Sold Date **19-Nov-23**

Distance **0.92km**



**14/17 IRVING AVENUE PRAHRAN
 VIC 3181**

3 1 1

Sold Price **\$810,000** Sold Date **27-Jun-23**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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