# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 21/305 Carlisle Street, Balaclava Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$340,000		&		\$350,000			
Median sale price								
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Balaclava
Period - From	01/07/2024	to	30/09/2024		So	urce	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	204/126 Chapel St ST KILDA 3182	\$349,000	31/12/2024
2	7/91 Ormond Rd ELWOOD 3184	\$340,000	16/12/2024
3	305/126 Chapel St ST KILDA 3182	\$343,000	12/12/2024

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:

12/01/2025 17:12









**Property Type:** Strata Unit/Flat Agent Comments Indicative Selling Price \$340,000 - \$350,000 Median Unit Price September quarter 2024: \$550,000

# **Comparable Properties**

204/126 Chapel St ST KILDA 3182 (REI) 1 1 1 1 1 1 Price: \$349,000 Method: Private Sale Date: 31/12/2024 Property Type: Apartment	Agent Comments
7/91 Ormond Rd ELWOOD 3184 (REI) 1 1 1 1 1 Price: \$340,000 Method: Private Sale Date: 16/12/2024 Property Type: Apartment	Agent Comments
305/126 Chapel St ST KILDA 3182 (REI) 1 1 1 1 1 1 Price: \$343,000 Method: Private Sale Date: 12/12/2024 Property Type: Apartment	Agent Comments

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