

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/364a Carlisle Street, Balaclava VIC 3183

Indicative selling price

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

Single price \$ or range between \$460,000 & \$495,000

Median sale price

Median price \$627,500 Property type Unit Suburb Balaclava

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales

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
6/62 Westbury Street, St Kilda East VIC 3183	\$480,000	05/05/2021
5/38 Elm Grove, Balaclava VIC 3183	\$492,500	18/03/2021
9/144 Alma Road, St Kilda East VIC 3183	\$500,000	15/03/2021

This Statement of Information was prepared on: 22/06/2021