

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

5/305 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

or range
between

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/36 Sycamore Grove Balaclava VIC 3183	\$499,500	22-Jan-22
3/130 Alexandra Street St Kilda East VIC 3183	\$495,000	05-Dec-21
15/350 Dandenong Road St Kilda East VIC 3183	\$485,000	23-Nov-21

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: 07 February 2022

McGrath St Kilda

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1/36 Sycamore Grove Balaclava VIC 3183

Sold Price

RS

\$499,500

Sold Date

22-Jan-22

2

1

1

Distance

0.48km

3/130 Alexandra Street St Kilda East VIC 3183

Sold Price

RS

\$495,000

Sold Date

05-Dec-21

2

1

1

Distance

1.16km

15/350 Dandenong Road St Kilda East VIC 3183

Sold Price

\$485,000

Sold Date

23-Nov-21

2

1

1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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