Statement of Information

Single residential property located in the Melbourne metropolitan area

				Sectio	n 4 <i>1 F</i>	AF Of th	e Estate Ag	jents Act 1980	
Property offered for sale									
Address Including suburb and postcode	g suburb and								
Indicative selling price	се								
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$570,	,000								
Median sale price*					_				
Median price		Pro	operty Type			Suburb	Balaclava		
Period - From		to		So	ource				
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						Р	rice	Date of sale	
1 15/310 Inkerman St ST KILDA EAST 3183						\$	575,000	16/11/2023	
2 16/131 Brighton Rd ELWOOD 3184						\$	571,000	14/11/2023	
3 106/356 Carlisle St BALACLAVA 3183						\$	570,000	10/11/2023	
OR									
	_		epresentative re wo kilometres of	-				•	
	This Statement of Information was prepared on: 28/11/2023 16:43								
* When this Statement of	of Informa	tion	was prepared, r	oublicly avai	ilable	informat	ion providing	median sale	



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 No median price available

Comparable Properties



15/310 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments

1 2 **1** 6

Price: \$575,000 Method: Private Sale Date: 16/11/2023

Property Type: Apartment



16/131 Brighton Rd ELWOOD 3184 (REI)

4 2 **-** 1 **-**

Price: \$571,000

Method: Sold Before Auction

Date: 14/11/2023

Property Type: Apartment

Agent Comments

Agent Comments



106/356 Carlisle St BALACLAVA 3183 (REI)

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P 2 🙀 1 🕊

Method: Sold Before Auction

Price: \$570.000

Property Type: Unit

Date: 10/11/2023





Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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