

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

8/340 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

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2022

to

30 Apr 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

25/231 DANDENONG ROAD WINDSOR VIC 3181	\$262,500	27-Dec-22
10/70 CARLISLE STREET ST KILDA VIC 3182	\$275,000	06-Apr-23
17/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183	\$287,000	07-Mar-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.~~

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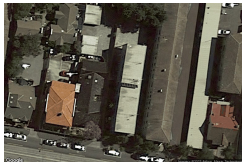


**25/231 DANDENONG ROAD
WINDSOR VIC 3181**

1 1 1

Sold Price **\$262,500** Sold Date **27-Dec-22**

Distance **1.22km**



**10/70 CARLISLE STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$275,000** Sold Date **06-Apr-23**

Distance **1.1km**



**17/250-252 DANDENONG ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$287,000** Sold Date **07-Mar-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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