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

19 CARLISLE AVENUE 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 betweer		\$2,000,000	&	\$2,200,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,377,500	Prop	Property type Commercial		ommercial	Suburb	Balaclava				
Period-from	01 Jan 2024	to	31 Dec 2	024	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 WILGAH STREET ST KILDA EAST VIC 3183	\$2,000,000	19-Jul-24	
5 SHERBROOKE AVENUE ELSTERNWICK VIC 3185	\$2,000,000	03-Aug-24	
178 ALMA ROAD ST KILDA EAST VIC 3183	\$2,125,000	21-Sep-24	

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.

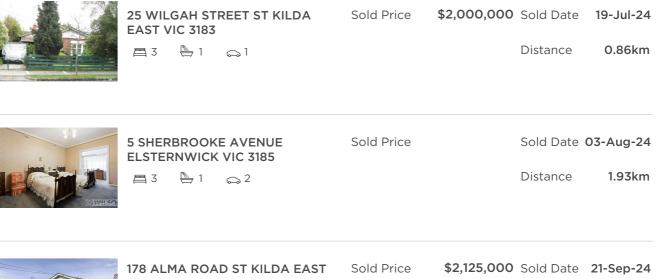
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K	VIC 318		AD ST KILDA EAST	Solu Price	\$ 2,123,000	Solu Dale	21-3ep-24
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RS = Recent sale UN = Undisclosed Sale

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