

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

3/20 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$604,000 Property Type Unit Suburb Balaclava

Period - From 23/03/2019 to 22/03/2020 Source REIV

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	Price	Date of sale
1	3/12 Carlisle Av BALACLAVA 3183	\$495,000	20/02/2020
2	5/44 Gourlay St BALACLAVA 3183	\$491,000	27/10/2019
3	16/53 Balaclava Rd ST KILDA EAST 3183	\$480,000	15/03/2020

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 six months.~~

This Statement of Information was prepared on:

23/03/2020 16:18



 2  1  Car space

Rooms: 4
Property Type: Strata Flat
Land Size: 63 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
23/03/2019 - 22/03/2020: \$604,000

Comparable Properties

3/12 Carlisle Av BALACLAVA 3183 (VG)

Agent Comments

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Price: \$495,000
Method: Sale
Date: 20/02/2020
Property Type: Strata Unit/Flat



5/44 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$491,000
Method: Auction Sale
Date: 27/10/2019
Property Type: Apartment



16/53 Balaclava Rd ST KILDA EAST 3183 (REI) **Agent Comments**

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Price: \$480,000
Method: Auction Sale
Date: 15/03/2020
Property Type: Apartment