

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

6/360 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2024

to

31 Jan 2025

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

12/3 WIMBLEDON AVENUE ELWOOD VIC 3184	\$440,000	08-Nov-24
G02/88 CARLISLE STREET ST KILDA VIC 3182	\$439,800	13-Nov-24
103/304 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$475,000	20-Aug-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.~~

This Statement of Information was prepared on: 18 February 2025



**12/3 WIMBLEDON AVENUE
ELWOOD VIC 3184**

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Sold Price **\$440,000** Sold Date **08-Nov-24**

Distance **0.85km**



**G02/88 CARLISLE STREET ST
KILDA VIC 3182**

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Sold Price **\$439,800** Sold Date **13-Nov-24**

Distance **1.02km**



**103/304 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**

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Sold Price **\$475,000** Sold Date **20-Aug-24**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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