

# 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

3/364 Carlisle Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$290,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2018 to 30/09/2019 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	10/52 Alma Rd ST KILDA 3182	\$300,000	21/10/2019
2	6/85 Grosvenor St BALACLAVA 3183	\$282,500	08/10/2019
3	5/314 Inkerman St ST KILDA EAST 3183	\$265,000	05/10/2019

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:

31/10/2019 15:50



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**Property Type:**  
 Agent Comments

**Indicative Selling Price**

\$270,000 - \$290,000

**Median Unit Price**

Year ending September 2019: \$550,000

## Comparable Properties



**10/52 Alma Rd ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 21/10/2019  
**Rooms:** 3  
**Property Type:** Unit



**6/85 Grosvenor St BALACLAVA 3183 (REI)**

Agent Comments

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**Price:** \$282,500  
**Method:** Private Sale  
**Date:** 08/10/2019  
**Property Type:** Apartment



**5/314 Inkerman St ST KILDA EAST 3183 (REI)**

Agent Comments

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**Price:** \$265,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Apartment