

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

5/305 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,377,500

Property type

House

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

4/38 THE AVENUE BALACLAVA VIC 3183	\$576,500	15-Jan-25
11/42 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$565,000	23-Oct-24
7/298 ST KILDA ROAD ST KILDA VIC 3182	\$570,000	16-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.~~

This Statement of Information was prepared on: 04 February 2025

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**4/38 THE AVENUE BALACLAVA
 VIC 3183**

2 1 -

Sold Price ^{RS} **\$576,500** ^{UN} Sold Date **15-Jan-25**

Distance **0.17km**



**11/42 ALEXANDRA STREET ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price **\$565,000** Sold Date **23-Oct-24**

Distance **0.65km**



**7/298 ST KILDA ROAD ST KILDA
 VIC 3182**

2 1 -

Sold Price **\$570,000** Sold Date **16-Sep-24**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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