

## 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

12/342 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) (\*Delete single price or range as applicable)

Single Price

\$280,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2023

to

31 May 2024

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

13/1 FIONA COURT ST KILDA VIC 3182	\$280,000	14-Mar-24
22/38 CHARNWOOD ROAD ST KILDA VIC 3182	\$270,000	04-Mar-24
8/17 CHARNWOOD ROAD ST KILDA VIC 3182	\$275,000	23-Jan-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: 26 June 2024

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**13/1 FIONA COURT ST KILDA VIC 3182**

1   
 1   
 1

Sold Price    **\$280,000**    Sold Date    **14-Mar-24**

Distance    **0.95km**



**22/38 CHARNWOOD ROAD ST KILDA VIC 3182**

1   
 1   
 1

Sold Price    **\$270,000**    Sold Date    **04-Mar-24**

Distance    **1.45km**



**8/17 CHARNWOOD ROAD ST KILDA VIC 3182**

1   
 1   
 1

Sold Price    <sup>RS</sup> **\$275,000** <sup>UN</sup>    Sold Date    **23-Jan-24**

Distance    **1.45km**

RS = Recent sale            UN = Undisclosed Sale

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