

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

7/340 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jan 2023

to

31 Dec 2023

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

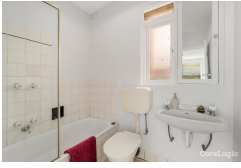
3/21 BLENHEIM STREET BALACLAVA VIC 3183	\$292,500	25-Aug-23
2/128 INKERMAN STREET ST KILDA VIC 3182	\$292,000	17-Aug-22
14/79 ALMA ROAD ST KILDA VIC 3182	\$310,000	28-Sep-23

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: 25 January 2024

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**3/21 BLENHEIM STREET
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$292,500** Sold Date **25-Aug-23**

Distance **0.29km**



**2/128 INKERMANS STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$292,000** Sold Date **17-Aug-22**

Distance **0.91km**



**14/79 ALMA ROAD ST KILDA VIC
3182**

1 1 1

Sold Price ^{RS} **\$310,000** Sold Date **28-Sep-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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