

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

101/356 Carlisle Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$600,000

Median sale price

Median price \$588,000 Property Type Unit Suburb Balaclava

Period - From 01/01/2023 to 31/12/2023 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	6/130 Hotham St ST KILDA EAST 3183	\$599,000	06/12/2023
2	2/31 Blenheim St BALACLAVA 3183	\$570,000	16/01/2024
3	404/25-29 Alma Rd ST KILDA 3182	\$570,000	17/11/2023

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:

14/02/2024 16:56



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
Year ending December 2023: \$588,000

Comparable Properties



6/130 Hotham St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$599,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Apartment



2/31 Blenheim St BALACLAVA 3183 (REI) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment



404/25-29 Alma Rd ST KILDA 3182 (REI) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372