

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

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 &

Median sale price

Median price Property type Suburb
Period - From to Source

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
7/21 Carlisle Ave, Balaclava	\$615,000	18/07/2023
13/11 The Avenue, Balaclava	\$615,000	06/05/2023
12/64 Alma Road, St Kilda	\$611,000	26/07/2023

OR

This Statement of Information was prepared on: