

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 (*Delete single price or range as applicable)

Single Price

\$299,000

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 ^{RS} **\$275,000** ^{UN} Sold Date **23-Jan-24**

Distance **1.45km**

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

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