



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 29/305 Carlisle Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$695,000 House Unit X Suburb Balaclava

Period - From 01/04/2018 to 30/06/2018 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	12/37 Gurner St ST KILDA 3182	\$320,000	19/05/2018
2	9/30 Balaclava Rd ST KILDA EAST 3183	\$310,000	31/07/2018
3	30/37 Hotham St ST KILDA EAST 3183	\$291,000	21/04/2018

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.



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
June quarter 2018: \$695,000

Comparable Properties



12/37 Gurner St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Sold Before Auction
Date: 19/05/2018
Rooms: -
Property Type: Apartment



9/30 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 31/07/2018
Rooms: 2
Property Type: Apartment



30/37 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$291,000
Method: Private Sale
Date: 21/04/2018
Rooms: -
Property Type: Apartment