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	6/20 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $572,500 Property Type Unit Suburb Balaclava

Period - From 01/07/2023 to 30/06/2024 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	10/44 Robe St ST KILDA 3182	$540,000	27/07/2024
2	8/217 Brighton Rd ELWOOD 3184	$525,000	11/07/2024
3	9/5 Lansdowne Rd ST KILDA EAST 3183	$485,000	26/06/2024

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: 02/08/2024 14:30

6/20 Carlisle Avenue, Balaclava Vic 3183



2 1 0

Rooms: 4
Property Type: Unit
Land Size: 1 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
Year ending June 2024: $572,500

Comparable Properties



10/44 Robe St ST KILDA 3182 (REI)

2 1 1

Price: $540,000
Method: Sold Before Auction
Date: 27/07/2024
Property Type: Apartment

Agent Comments



8/217 Brighton Rd ELWOOD 3184 (REI)

2 1 -

Price: $525,000
Method: Private Sale
Date: 11/07/2024
Property Type: Unit

Agent Comments



9/5 Lansdowne Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $485,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: Unit

Agent Comments

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

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